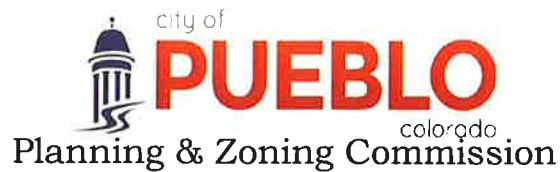


Mike Castellucci
Chair

Alex San Filippo-Rosser
Vice Chair

Bob Schilling
City Council Representative



Patrick Avalos
Alexandra Aznar
Elizabeth Bailey
Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, March 10, 2021 – 3:30 p.m.

The meeting and Public Hearing will be held via Zoom

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/93519142144?pwd=c0pjMVgvK05JdllyQndqTHRJMlduUT09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 935 1914 2144

Passcode: 428244

MEETING CALLED TO ORDER

The meeting was called to order at 3:31 p.m. with Commissioner Castellucci presiding.

This meeting was held via conference call. All votes were recorded by roll call, to distinguish each speaker.

Commissioners Present: Mike Castellucci, Patrick Avalos, Alex San-Filippo-Rosser, Cheryl Spinuzzi, Bob Schilling, Alexandra Aznar, and Lisa Bailey.

Commissioners Absent: None

Staff Members Present: Dan Kogovsek, City Attorney; Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Chelsea Stromberg, Planner; Joe Martellaro, Associate Engineer II.

APPROVAL OF AGENDA

A Motion was made by Schilling to approve the agenda, Seconded by Avalos.

Motion passed 7-0.

PUBLIC HEARINGS AND ACTION

Continuances

1a.V-20-04. SHORT STREET VACATION (City View Heights).

Beritt Odom requested to continue this case to the April 14, 2021 Public Hearing.

1b. S-20-05. SUBDIVISION CITY VIEW HEIGHTS.

Beritt Odom requested to continue this case to the April 14, 2021 Public Hearing.

2a. A-20-05 TC ANNEXATION.

Beritt Odom requested to continue this case to the April 14, 2021 Public Hearing.

2b. Z-21-01 TC ZONING.

Beritt Odom requested to continue this case to the April 14, 2021 Public Hearing.

Regular Agenda

1. S-20-07 PUEBLO CHRISTIAN CENTER SUBDIVISION.

Subdivision of a 356,805 square foot (8.19 acre) parcel of land into three lots to facilitate development of a telecommunication facility (cell tower). Generally located west of S. Pueblo Blvd. and south of Lehigh Ave.

STAFF REVIEW AND FINDINGS:

Staff report given by Planner, Chelsea Stromberg.

The subject property is located west of S Pueblo Blvd. and south of Lehigh Ave. The applicant is proposing Subdivision of a 356,805square foot (8.19 acre) parcel of land into three lots to facilitate development of a telecommunication facility (cell tower). The proposed Lot 1 is 171,997 square feet (3.95 acres) and is the site of the existing Pueblo Christian Center Church and associated parking lots. The proposed Lot 2 is 96,484 square feet (2.22 acres) and is currently developed with a baseball field and playground. The proposed telecommunications facility will lease a 2,500 square foot area on Lot 2 to the south of the baseball field and east of the playground. The proposed Lot 3 is 88,324 square feet (2.03 acres) sits to the west of the Pueblo Athletic Club and to the east of the Regency Park residential development and extends south to Glenroyal Dr. Lot 3 is currently undeveloped and there are no proposed plans for development.

<u>RECOMMENDED MOTION:</u> The Subdivision Review Committee recommends the Planning and Zoning Commission forward a recommendation the requested Subdivision be APPROVED with the following noted:	
Request for waiver from requirements:	None Requested
Requests for Modifications to Requirements:	None Requested

<p>Conditions of Approval: (Unless otherwise noted, all conditions of approval must be completed prior to the case being scheduled for City Council hearing.)</p>	<p>The Subdivision Review Committee recommends that the subdivision plat be forwarded to City Council for approval with the following conditions:</p> <ol style="list-style-type: none"> 1. Plans should show location of existing water main(s) on surrounding streets, including Pueblo Blvd. The existing utilities should be shown with more clarity on the Utility Plan – email, Steven Anselmo, February 19, 2021 2. The future sanitary sewer line off of Lehigh Avenues needs to include “(Pending Future Development)” in order to clarify that this service was not installed at the time of this subdivision. -memo, Sonia Mondragon, February 18, 2021 3. Resolve all outstanding comments from Stormwater memo (attached)- John Sakariason, February 17, 2021 4. Resolve all outstanding comments on redlined plat- Joe Martellaro, Public Works, February 19, 2021
--	--

HEARING:

Commissioner Schilling asked about any future development this property. Ms. Stromberg replied that the only new proposed development is the cell tower. That the cell tower is the driving force for this subdivision. Commissioner Schilling then asked about the R-5 Zone District and what type of uses could be done there? Ms. Odom replied that R-5 is a mixed-use office district that allows professional offices and/or residential. Commissioner Spinuzzi asked if Planning had asked the residents in the area if they would be opposed the cell tower? Ms. Stromberg stated that at Zoning Board of Appeals (ZBA) Special Use Permit hearing there were no objections from the residents.

John Walesa, 3482 South Eagle Street, Aurora, CO, the applicant, appeared and testified in favor of the application.

No one testified in opposition of the application.

Commissioner Castellucci closed the hearing and requested a motion.

COMMISSION ACTION:

A Motion to forward a recommendation to City Council that the Subdivision Pueblo Christian Center be **APPROVED with Conditions**, was made by Schilling, seconded by Bailey:

Motion passed 7-0.

APPROVAL OF MINUTES

A Motion was made by Commissioner Bailey to **APPROVE** the Minutes of the February 10, 2021 Public Hearing, seconded by Commissioner Avalos:

Motion passed 7-0.


OLD/NEW BUSINESS

ADJOURN

There being no further business the Regular Meeting was adjourned at 3:45 p.m.

Respectfully submitted,

Attest:



Mike Castellucci
Chairperson



Scott Hobson
Executive Secretary

Digital recordings of all the meetings of the Planning and Zoning Commission are maintained and available for inspection and review during normal business hours (M – F, 8 a.m. – 5 p.m.) at the Department of Planning & Community Development, 211 East D Street, Pueblo, CO.