

Jason Falsetto  
Chair

Gregory Howell  
Vice Chair

Anthony Perko  
Secretary



Angela Rayne  
Vice-Secretary

Laurel Campbell

Amy Scoby

Jocelyn Martinez

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211 East D Street | Pueblo, Colorado 81003 | Tel 719-553-2259 | Fax 719-553-2359 | TTY 719-553-2611 | www.pueblo.us

***Minutes for Wednesday, April 20, 2022***  
***Virtual Meeting ID: 941 6966 6847 (Zoom.us)***

***MEETING CALLED TO ORDER***

*Called to order at 1:30 p.m. with Chairperson Gregory Howell presiding.*

***Commissioners Present:*** *Jocelyn Martinez, Anthony Perko, Amy Scoby, Laurel Campbell*

***Commissioners Absent:*** *Angela Rayne*

***Staff Members Present:*** *Wade Broadhead, Senior Planner, Scott Hobson Acting Director of Planning and Community Development*

***Staff Members Absent:*** *Daniel Kogovsek, City Attorney*

**I. APPROVAL OF AGENDA**

Commissioner Campbell made a motion to approve the agenda, seconded by Commissioner Martinez, vote 5-0.

**II. APPROVAL OF MINUTES**

Minutes of the March 16, 2022, meeting.

Motion to the approve the minutes of the March 16, 2022, meeting by Commissioner Perko, seconded by Martinez, approved 5-0

**III. Consent Agenda**

**1. HPC-22-04 S. Prairie Avenue Section 106 Review**

Broadhead explained that CDOT is replacing streets and sidewalks along South Prairie. He informed the commission that there was no effect to historic buildings or landscapes at all. Broadhead stated that there is no approval or denial, and that it should be moved to the Old/New Business Section.

Motion by Perko to move the case to Old/New Business, seconded by Campbell, 5-0

## **PUBLIC HEARINGS**

### **IV. Public Hearings**

#### **1. HPC-22-02 112 E. D St. COA Reroof-Admin**

Broadhead provided a short report that he approved a like to like tile reroof replacement for the Telephone Building addition. No action taken, approved administratively.

#### **2. HPC-22-03 300 W. Abriendo Avenue COA to Install a Minisplit/HVAC Unit**

Hobson sworn in Jeff Bailey, applicant, and owner. Broadhead gave the staff report on the request to install a mini-split on the west façade along the ground. Broadhead reported that City of Denver colleagues reported that mini splits are allowed on multifamily buildings on the rear. The unit will be placed along the ground, and they will utilize existing vents so no need to drill into the stone foundation. Staff recommended approval.

Jeff Bailey testified that the split was difficult to see from the street and there was an existing vent from previous units. We are adding this because there is no AC on the main floor for the suite above the proposed location.

Secretary Perko polled the board of the Findings of Fact; all four Findings of Fact were approved 5-0.

Motion by Perko to approve the COA for 300 W. Abriendo Ave, second from Martinez, motion passed 5-0.

### **V. Old/New Businesses**

#### **1. Update on Belmont Church (1003 Liberty Ln.) Christ Congregational Church.**

Broadhead reported that the church will be selling to a private affordable housing developer. Broadhead mentioned that he has spoken to Shelly Dunham about preserving the church or at least preserving the records from the church and partitioners. He's invited them to come to the commission to discuss why it needs to be destroyed. He stated that it will need to be rezoned and subdivided. Commissioner Howell talked about the Church and said he was taking photos this Saturday. He added that the group had done a great job documenting the church. Broadhead added that this site and this church would be difficult to rehab into housing or add units while respecting the church.

#### **2. Hispanic Context**

Broadhead reported the Hispanic Context Grant update that the grant is due in May, and he talked to the consultant who completed the similar study in Denver. She urged Pueblo to not use her but find a smaller consultant and put more resources into the community writers and researchers. He said he would wait to apply for Hispanic Context grant until there is more of a community lead meeting and that two of the commissioners would spearhead the effort and work with researchers at the Aztlan Center the CSU Pueblo. Howell said the efforts would be perfectly aligned with the Universities mission. Broadhead reminded the commission the Pueblo City County Library has volunteered to assist as well. Broadhead also said that consultant was 100% overbudget and that \$100,000 was the true cost and a grant now for \$50,000 would not have been doing it justice. Howell suggested a more formal discussion with the Latino Chamber. Howell and Martinez said they were interested in being the commission sponsor/champions. Broadhead needs to give Howell an outline of how the project could work.

3. **Introduction of Theron Verna**, new planner for the planning department.

4. **Section 106 Review for Improvements on Prairie Avenue**

Hobson gave a review of the project overview and CDOT scope of work.

## **V. ANNOUNCEMENTS**

1. None

## **VII. ADJOURN**

Howell adjourned the meeting at 2:19 by Campbell

Minutes respectfully submitted by Wade Broadhead.