

Weston Burrer
Chair

Brian Lucas
Vice Chair

Jeff Falletta



Planning & Zoning Commission

Chris Kaufman

Brandice Eslinger

Jean Latka

Raymond Seybold

REGULAR MEETING

City of Pueblo, Colorado

Wednesday, May 9, 2012 – 3:30 p.m.

City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:32 p.m. with Acting Chairperson Brian Lucas presiding.

Commissioners Present: Weston Burrer (late), Brandice Eslinger, Jeff Falletta, Jean Latka, Brian Lucas, and Raymond Seybold.

Staff Members Present: Jeff Bailey, P.E., Assistant City Manager for Development Services; Paul Willumstad, Attorney for the Planning and Zoning Commission; Pepper Whittlef, Transportation Engineer; Kelly Grisham, Planner; and Wade Broadhead, Planner.

APPROVAL OF AGENDA

Motion was made to approve the agenda by Commissioner Latka, seconded by Commissioner Falletta. **Motion passed 5-0.**

Weston Burrer arrived.

PUBLIC HEARINGS AND ACTION

1. **TA-12-03 – Text Amendment:** An Ordinance Amending Chapter 4 of Title XI and Chapters 2, 4, and 5 of Title XVII of the Pueblo Municipal Code Relating to Limited Use Permits for Purposes of Pigeon and Dove Keeping.

BACKGROUND

Staff report by Kelly Grisham.

This text amendment amends Chapter 4 of Title XI, the Police Code, and Chapters 2, 4, and 5 of Title XVII of the Pueblo Municipal Code relating to limited use permits for purposes of pigeon and dove keeping.

Currently Title XI allows up to 40 pigeons or doves to be kept in the City of Pueblo in any zone district. Staff has worked with the City Attorney and City Council to amend the Code to continue to allow up to 40 birds without any special conditions, but keeping over 40 birds

would require a limited use permit from the Zoning Board of Appeals. The recommendation allows 40 to not more than 100 adult birds with a limited use permit in the A-1, A-2, A-3, A-4, R-1, R-2, R-2U, R-3, R-4, and R-5 zone districts. There are specific conditions within the limited use permit that include shelter requirements, feed storage, time periods for exercise, training, and competition, and time restrictions for releasing the birds after being fed.

A letter of support from Edward Saban was admitted into evidence as Exhibit A.

RECOMMENED ACTION

Staff recommends that the Planning and Zoning Commission forward a recommendation of **APPROVAL** of this text amendment to City Council.

HEARING

H. Andrew Ruybal, 201 Midway Avenue, Pueblo, CO appeared and testified in favor of the application.

Herb Thornton, 1908 Driftwood Lane, Pueblo, CO appeared and testified in favor of the application.

Ron Dungan, 538 Cactus Street, Pueblo, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Acting Chairperson Lucas closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Latka, seconded by Commissioner Falletta. **Motion passed 6-0.**

Chairperson Burrer assumed the gavel.

2. **HPC-005-2012 – Local Landmark Application:** 1013 Lake Avenue.

BACKGROUND

Staff report given by Wade Broadhead.

The applicant provided documentation to demonstrate that the K.M. Flynn House was constructed in 1900 and has been utilized as a residence ever since. The original resident, K.M. Flynn, never occupied the house and lived in the Blocks. The house went into foreclosure and through numerous owners showing the instability of the housing market in the western Bessemer neighborhood.

The home qualifies under landmark Criteria 1a for representing the turbulent economic and real estate era speculation boom of the 1890s and endemic foreclosure in Bessemer/Pueblo after the 1892-1893 economic crash, with few long term prominent residents until the 1940s. The home also qualifies for nomination under Criteria 2a and 2b as a good example of a late Queen Anne residence because it retains its character defining Queen Anne features such as masonry construction, arched window surrounds, crushed glass gable end decoration; elaborate shingle work, and a complex roofline. The home is the third adjacent house in what is becoming a late 19th century transitional Lake Avenue Historic District.

RECOMMENDED ACTION

Staff recommends that the HPC's recommendation of approval be forwarded to City Council to designate the K.M. Flynn House a local historic landmark subject to all the benefits and obligations therein.

HEARING

No one testified in favor of the application.

No one testified in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Lucas, seconded by Commissioner Seybold. **Motion passed 6-0.**

APPROVAL OF MINUTES

Motion was made by Commissioner Latka to approve the Minutes of the April 11, 2012 Public Hearing, seconded by Commissioner Lucas. **Motion passed 6-0.**

OLD/NEW BUSINESS

Pueblo City-County Health Department Monument Sign. Sean Tapia appeared on behalf of Pueblo County to request approval of the monument sign to be located on the corner of 9th Street and Santa Fe Avenue. Mr. Tapia reviewed the final renderings with the Commission including details of the sign and materials. Motion was made to approve the application by Commissioner Seybold, seconded by Commissioner Latka. **Motion passed 6-0.**

SCHEDULE PUBLIC HEARING

The Public Hearing for June will convene on Wednesday, June 13, 2012 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for May will convene on Thursday, May 17, 2012 at 5:00 p.m. in the Planning Conference Room, 211 East D Street.

ADJOURN

There being no further business the Regular Meeting was adjourned at 4:07 p.m.

Respectfully submitted,

Attest:

Weston Burrer
Chairperson

Jerry M. Pacheco
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.