

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, December 12, 2012 – 3:30 p.m.

City Council Chambers – 301 West B Street

Minutes

MEETING CALLED TO ORDER

The meeting was called to order at 3:34 p.m. with Chairperson Weston Burrer presiding.

Commissioners Present: Weston Burrer, Brandice Eslinger, Jeff Falletta, Chris Kaufman, and Jean Latka.

Commissioners Absent: 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; and Kelly Grisham, Planner.

APPROVAL OF AGENDA

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

Motion was made by Commissioner Eslinger to amend her previous motion to combine items Z-12-07 and S-12-06, V-12-02, Z-12-06, and S-12-04 for purposes of the Public Hearing, seconded by Council Person Kaufman. **Motion passed 5-0.**

PUBLIC HEARINGS AND ACTION

1. **V-12-04 – Vacation:** Eaglecross Vacation. Drainage Easements located along lot lines of Lots 8, 9, and 10, Eaglecross Subdivision, 7th Filing.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate two (2) drainage easements located along the property lines between Lots 8, 9, and 10, Eaglecross Subdivision, Seventh Filing. The applicant is proposing to renovate, remodel, and expand the existing office building to allow the use for the Veteran's Affairs Clinic serving Pueblo. The additions are planned to the rear and front

of the building, which would cross over the existing lot lines and drainage easements. Eaglecross Subdivision, Seventh Filing was platted in February 2004. At the time, the property was divided into three (3) separate lots, intended for three (3) separate developments; therefore, several drainage easements were platted along all lot lines allowing storm water to flow to the regional detention pond that is located on the western corner of Lot 10. Now that the lots have been combined into a single lot (LL-12-05), the drainage easements are no longer necessary, and they impede the ability for the applicant to add onto the building as is necessary for the Pueblo VA Clinic

RECOMMENDED ACTION

Staff recommends that the Vacation be APPROVED.

HEARING

Laurie Clark, Clark Engineering, 6821 Highway 78 West, Pueblo, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Council Person Kaufman to approve the application, seconded by Commissioner Falletta. **Motion passed 5-0.**

2. **Z-12-07 – Rezoning:** Residences @ Riverwalk. Rezone approximately .9 acres from S-1 to B-4, Regional Business District. Generally located north of Grand Avenue and Central Main Street.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to rezone the proposed Lot 1, Residences @ Riverwalk Subdivision, containing approximately .914 acres to a B-4, Regional Business District. The subject property is located in Downtown Pueblo, north of Grand Avenue and Central Main Street. The applicant proposes to rezone the subject property from S-1, Governmental Use District to B-4, Regional Business District to facilitate the construction of a mixed-use retail and residential building. The applicant is specifically proposing to construct a 4-story building, with retail on the first floor adjacent to Main Street and Grand Avenue, with parking behind the retail spaces, and three (3) floors of residential one- and two-bedroom units above. In total, the project will provide 79 low-income residential units.

This property is currently paved with asphalt and is being used as a parking lot and temporary construction staging area for Memorial Hall. Previously the site was the City-County Health Department. That structure was demolished and the lot was paved and striped for a parking lot. This neighborhood is a mix of high density residential, commercial and governmental uses; therefore, the proposed B-4 Zone District is consistent with the neighborhood. The proposed project is restricted to retail uses on the first floor and is proposing to provide 79 residential units on the upper floors.

This project also complies with the designation of Urban Mixed Use, by placing the building at the property line, as is permitted in the proposed B-4 Zone District. In addition, the project is proposing to comply with the proposed City Center Streetscape Standards, which will provide for enhanced streetscape development, further supporting the residences living at this property. This property has the ability to comply with the proposed zone district. The property has been granted a parking variance to reduce the required number of spaces for the residential use from 119 to 79 spaces. The retail portion of the property will be leasing 28 parking spaces on a nearby lot. In addition, the applicant is proposing to reconstruct the curb line of both Grand Avenue and Central Main Street to provide on-street parking where it did not exist previously. In addition, as a condition of approval from the parking variance (ZBA-059-2012) the applicant is providing bicycle racks and a bicycle fleet for use of the residences. Landscaping, outdoor lighting and signage standards will be addressed at the time of issuance of the building permit.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the zoning map amendment be **APPROVED** with the following conditions of approval:

1. Prior to the issuance of any building permits for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Wastewater and Planning and Community Development complying with all conditions of approval and all applicable ordinances.
2. The property shall be required to install bump outs at each corner, and generally comply with the proposed Pueblo City Center Streetscape Standards, specifically the Civic District. Plans must be reviewed and approved complying with this condition prior to issuance of a building permit.

HEARING

Doug Wagner, 17131 E. Lake Drive, Aurora, CO appeared and testified in favor of the application.

Marc Hendricks, 7350 E. Progress Place, Greenwood Village, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Falletta to approve the application with the following conditions:

1. Prior to the issuance of any building permits for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Wastewater and Planning and Community Development complying with all conditions of approval and all applicable ordinances.
2. The property shall be required to install bump outs at each corner, and generally comply with the proposed Pueblo City Center Streetscape Standards, specifically the Civic District. Plans must be reviewed and approved complying with this condition prior to issuance of a building permit.

A third condition was added to amend the rezoning exhibit to change Grand Avenue to Alan Hamel Avenue. The motion was seconded by Council Person Kaufman. **Motion passed 5-0.**

3. **S-12-06 – Subdivision:** Residences @ Riverwalk. One-lot subdivision of approximately .9 acres. Generally located north of Grand Avenue and Central Main Street.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to resubdivide the .914-acre property into one (1) lot. Again, staff reviewed the character of the property, neighborhood compatibility, and the ability to comply with the zone district regulations, which are the same as were reviewed for the rezoning.

RECOMMENDED ACTION

Move that the requested Subdivision be **APPROVED** with the following noted:

Request for waiver from requirements: None.

Requests for Modifications to Requirements: None.

Plat Deficiencies: None

Conditions of Approval:

1. Provide current (dated within 30 days) title commitment.

2. The alley must be either dedicated as a public right-of-way as part of the subdivision, or provide a public access and utility easement.
3. Comply with the conditions listed in the memorandum from Joe Martellaro, dated November 1, 2012 and updated November 20, 2012.
4. Grease traps are only to be used for food preparation and not on residential. Two service lines will be required, one for domestic waste and one for food preparation. Must be reviewed and approved by Wastewater Department prior to issuance of a building permit.
5. On-site stormwater detention will be required to reduce stormwater peak flows from the site to levels that can be accommodated by the downstream drainage facilities. The on-site detention needs to be addressed at time of subdivision. Water quality elements can be addressed at time of building permit and reviewed with the construction plans. It may be prudent to incorporate water quality elements with the landscape design because of site constraints. Also, because of site constraints, underground detention and/or parking lot detention may be a possibility. Maintenance of all drainage facilities by the owner must also be defined.
6. The plat will need to reflect the width of right-of-way being dedicated and the new distance from centerline of roadway to new right-of-way line. Comment applies to both S. Grand Avenue and to Central Main Street.
7. Applicant will be responsible for all improvements in the right-of-way with the exception of relocating the traffic signal pole (if necessary) at the intersection of Grand & Main. All public improvements must be included on the Part II submittal and approved by staff prior to recording of the subdivision.

HEARING

Doug Wagner, 17131 E. Lake Drive, Aurora, CO appeared and testified in favor of the application.

Marc Hendricks, 7350 E. Progress Place, Greenwood Village, CO appeared and testified in favor of the application.

No one spoke 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 Falletta, with the following conditions:

1. Provide current (dated within 30 days) title commitment.

2. The alley must be either dedicated as a public right-of-way as part of the subdivision, or provide a public access and utility easement.
3. Comply with the conditions listed in the memorandum from Joe Martellaro, dated November 1, 2012 and updated November 20, 2012.
4. Grease traps are only to be used for food preparation and not on residential. Two service lines will be required, one for domestic waste and one for food preparation. Must be reviewed and approved by Wastewater Department prior to issuance of a building permit.
- ~~5. On site stormwater detention will be required to reduce stormwater peak flows from the site to levels that can be accommodated by the downstream drainage facilities. The on-site detention needs to be addressed at time of subdivision. Water quality elements can be addressed at time of building permit and reviewed with the construction plans. It may be prudent to incorporate water quality elements with the landscape design because of site constraints. Also, because of site constraints, underground detention and/or parking lot detention may be a possibility. Maintenance of all drainage facilities by the owner must also be defined.~~
6. The plat will need to reflect the width of right-of-way being dedicated and the new distance from centerline of roadway to new right-of-way line. Comment applies to both S. Grand Avenue and to Central Main Street.
7. Applicant will be responsible for all improvements in the right-of-way with the exception of relocating the traffic signal pole (if necessary) at the intersection of Grand & Main. All public improvements must be included on the Part II submittal and approved by staff prior to recording of the subdivision.

Condition 5. was changed to: “Address on-site water quality at the time of building permit. Must be reviewed and approved by the Stormwater Department prior to the issuance of a building permit. Additionally, an eighth condition was added to change Grand Avenue to Alan Hamel Avenue on the plat and supplemental map. Seconded by Council Person Kaufman. **Motion passed 5-0.**”

4. **V-12-05 – Vacation:** 23rd Street Vacation. Vacate the south ½ of 23rd Street, adjacent to Lot 1, Block 38, Irving Park Subdivision.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate a 40’ portion of 23rd Street located north of Lot 1, Block 38, Irving Park Subdivision. The applicant is requesting the street vacation so that he can assume ownership and maintenance of a 40’ wide unpaved section of 23rd Street which acts as a no-man’s-land and is a common location for illegal dumping. The subject portion of

23rd Street dead ends into a main railroad line and there are no plans to abandon this section of the railroad right-of-way in the future. Furthermore, this portion of 23rd Street does not serve any houses except for the applicant's residence and there are no buildable lots to the north. The northern 40' of 23rd Street cannot be vacated since there is a Board of Water Works located within the street. The street is adjacent to a subdivision that was constructed around 2004. Access to a platted, but unimproved, alley located behind the new homes and all of Block 38, Irving Park Subdivision will be maintained on the remaining 40' section of 23rd Street.

RECOMMENDED ACTION

Staff recommends that the Vacation be APPROVED.

HEARING

Gary Amella, 54 MacArthur Road, Pueblo, CO appeared and testified in favor of the application.

No one spoke in opposition to the application.

Chairperson Burrer closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Council Person Kaufman, seconded by Commissioner Eslinger. **Motion passed 5-0.**

5. **V-12-06 – Vacation:** West Roads Vacation. Drainage Easement vacation located along lot lines of Lots 4, 5, and 6, Block 2, West Roads Subdivision, 1st Filing.

BACKGROUND

Staff report given by Kelly Grisham.

To vacate the drainage and public utility easement located along within Lots 4, 5 and 6, Block 2, West Roads Subdivision, First Filing. The applicant is proposing to renovate, remodel, and expand the existing building currently in use by Pueblo Dodge auto dealership showroom and service. The additions are planned to the front, rear and side of the building, which would cross over the existing lot lines and public utility and drainage easement. West Roads Subdivision, First Filing was platted in June 1985. At the time, the property was divided into three (3) separate lots, intended for three (3) separate developments; therefore, along the south of lots 4 and 5 a public utility and drainage easement was platted. Now that the lots are being combined into a single lot (LL-12-06), the easement is no longer necessary, and it impedes the ability for the applicant to add onto the building as is necessary. Currently, no utilities are located in the easement, nor is it being used for stormwater

conveyance. The applicant has submitted letters of support from all public utilities and the Stormwater Department.

RECOMMENDED ACTION

Staff recommends that the Vacation be APPROVED.

HEARING

John Chrisman, P.O. Box 8564, Pueblo, CO appeared and testified in favor of the application.

No one spoke 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 Falletta, seconded by Commissioner Latka. **Motion passed 5-0.**

Chairperson Burrer recused self; Kaufman assumed the gavel.

6. **V-12-02 – Vacation:** Pueblo County ESC Facility. Portion of alley generally located adjacent to Main Street, between 10th and 11th Streets.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to vacate the alley located adjacent to Main Street, between 10th and 11th Streets. The original subdivision, County Addition to the City of Pueblo, platted in 1879, dedicated two (2) alleys that served the rear of the lots located within Block 4. Then in 1961, a vacation plat was recorded, which vacated the alleys adjacent to Lots 1 through 8, created a reservation for utilities on the vacated portion of the alleys, and dedicated an additional alley across Lot 9. The applicant is now proposing to vacate the remainder of the alleys located within this block and to vacate the reservations remaining from the 1961 vacation plat. All of these vacations are necessary to facilitate the construction of the Pueblo County Emergency Services Center on the entire Block 4, County Addition to the City of Pueblo, which is generally located between Santa Fe Avenue and Main Street, and 10th and 11th Streets.

RECOMMENDED ACTION

Staff recommends that the Vacation be APPROVED.

HEARING

John Chrisman, P.O. Box 8564, Pueblo, CO appeared and testified in favor of the application.

Weston Burrer, 215 West 10th Street, Pueblo, CO appeared and testified in favor of the application

No one spoke in opposition to the application.

Acting Chairperson Kaufman closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Falletta, seconded by Commissioner Latka. **Motion passed 4-0-1 (Burrer abstained).**

7. **Z-12-06 – Rezoning:** Pueblo County ESC Facility. Rezone approximately 2.07 acres from B-4 to S-1, generally located between Main and Santa Fe and 10th and 11th Streets.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to rezone the proposed Lot 1, Pueblo County Emergency Services Center Subdivision, containing approximately 2.07 acres to an S-1, Governmental Use District. The subject property is located in Downtown Pueblo, north of 10th Street and the Pueblo City-County Health Department; east of Main Street, and the Pueblo County Courthouse; south of 11th Street; and west of Santa Fe Avenue. The applicant proposes to rezone the subject property from B-4, Regional Business District to S-1, Governmental Use District to facilitate the construction of the Pueblo County Emergency Services Center (ESC). Specifically the project is proposing to construct an 18,000 square foot footprint building that is built to current energy and building code requirements, and will be fully funded by the Federal Emergency Management Agency (FEMA).

This property is currently being used as a parking lot and the Pueblo County Conference Room. An additional building is located on the corner of Main Street and 11th Street. 10th Street has been landscaped between Main Street and Santa Fe Avenue in the right-of-way, including bump-outs.

This neighborhood is a mix of commercial and governmental uses; therefore, the proposed S-1 Zone District is consistent with the neighborhood.

The Pueblo Comprehensive Plan designation of *Institutional Mixed Use* promotes a public and semi-public uses. The intention of this category is to allow institutions room to expand while preventing unwelcome encroachment into neighborhood. In addition, the

Comprehensive Plan notes that site design that ensures site compatibility with adjacent development is critical. The proposed rezoning is in conformance with Comprehensive Plan designation of “Institutional Mixed Use.”

The S-1 Zone District requires review and approval of the site plan by the Planning and Zoning Commission in each case. The Development Plan Review, DPR-12-02, reviews, and approves the site plan, including parking, landscaping, lighting and building architecture.

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make the necessary findings of fact to forward a recommendation to City Council that the zoning map amendment be **APPROVED** with the following conditions of approval:

1. Prior to the issuance of a building permit for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Wastewater and Planning and Community Development complying with all conditions of approval and all applicable ordinances.
2. The property shall be required to install bump outs at each corner, and generally comply with the proposed Pueblo City Center Streetscape Standards, specifically the Santa Fe District. Plans must be reviewed and approved complying with this condition prior to issuance of a building permit.
3. The Planning and Zoning Commission must review and approve the Development Plan Review prior to the property being developed.
4. Provide a word document of the legal description for the rezoning that includes ½ of the adjacent street rights of way.
5. Comcast has an aerial plant on the North side of Santa Fe crossing Santa Fe running along 11th Street and down into this property to service 1001 and 1028 respectively. If poles are not being removed, Comcast does not have any concerns. If poles are being removed, we ask that a joint trench be provided for Comcast relocated. This comment should be addressed prior to the issuance of a Certificate of Occupancy.

Unless otherwise noted, all conditions of approval must be addressed prior to the rezoning being recorded.

HEARING

John Chrisman, P.O. Box 8564, Pueblo, CO appeared and testified in favor of the application.

Weston Burrer, 215 West 10th Street, Pueblo, CO appeared and testified in favor of the application

No one spoke in opposition to the application.

Acting Chairperson Kaufman closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made to approve the application by Commissioner Latka, seconded by Commissioner Falletta, with the following conditions:

1. Prior to the issuance of a building permit for the property, final construction plans must be submitted and approved by the City of Pueblo Departments of Transportation, Public Works, Stormwater, Wastewater and Planning and Community Development complying with all conditions of approval and all applicable ordinances.
2. The property shall be required to install bump outs at each corner, and generally comply with the proposed Pueblo City Center Streetscape Standards, specifically the Santa Fe District. Plans must be reviewed and approved complying with this condition prior to issuance of a building permit.
3. The Planning and Zoning Commission must review and approve the Development Plan Review prior to the property being developed.
4. Provide a word document of the legal description for the rezoning that includes ½ of the adjacent street rights of way.
5. Comcast has an aerial plant on the North side of Santa Fe crossing Santa Fe running along 11th Street and down into this property to service 1001 and 1028 respectively. If poles are not being removed, Comcast does not have any concerns. If poles are being removed, we ask that a joint trench be provided for Comcast relocated. This comment should be addressed prior to the issuance of a Certificate of Occupancy.

Unless otherwise noted, all conditions of approval must be addressed prior to the rezoning being recorded.

Motion passed 4-0-1 (Burrer abstained).

8. **S-12-04 – Subdivision:** Pueblo County Emergency Services Center Subdivision. One lot subdivision, generally located between Main and Santa Fe and 10th and 11th Streets.

BACKGROUND

Staff report given by Kelly Grisham.

The applicant is requesting to resubdivide the 2.07-acre property into one (1) lot. The subject property is located in Downtown Pueblo, north of 10th Street and the Pueblo City-County Health Department; east of Main Street, and the Pueblo County Courthouse; south of 11th Street; and west of Santa Fe Avenue. The applicant is proposing to resubdivide a 2.07-acre

parcel of land into one (1) lot, to facilitate the construction of the Pueblo County Emergency Services Center (ESC). Again, staff reviewed the character of the property, neighborhood compatibility, and the ability to comply with the zone district regulations, which are the same as were reviewed for the rezoning.

RECOMMENDED ACTION

Move that the requested Subdivision be **APPROVED** with the following noted:

Request for waiver from requirements:

The applicant is requesting a waiver allow existing overhead electric to remain above ground.

The Subdivision Review Committee does not support the waiver request. This line is highly visible and within the City's Downtown, which should be held to the minimum standards for development. The City of Pueblo is currently working with the County to help fund the undergrounding of the electric line, with the County repaying the City over a negotiated period of time.

Requests for Modifications to Requirements: None.

Plat Deficiencies: None

Conditions of Approval:

1. Construction and post-construction Water Quality BMPs must be incorporated into the site design. Submit a SWMP clearly indicating the type, size, and location of said BMPs prior to the issuance of a building permit.
2. Submitted drainage calcs appear ok, except, submit documentation to substantiate the 70% impervious area parameter.
3. Site will require a Construction Permit from the CDPHE prior to the issuance of a building permit.
4. As noted on the plans, the fire hydrant at the SW corner of 11th and Santa Fe will need to be relocated. Location must be approved prior to the issuance of a building permit.
5. Any existing water meters which are not used for the new facility will need to be removed and the corporation stop for each service line will need to be shut off prior to the issuance of a Certificate of Occupancy.
6. See attached memorandum from Joe Martellaro, dated June 28, 2012 and updated December 6, 2012.
7. Comcast has an aerial plant on the North side of Santa Fe crossing Santa Fe running along 11th Street and down into this property to service 1001 and 1028 respectively. If poles are not being removed, Comcast does not have any concerns. If poles are being

removed, we ask that a joint trench be provided for Comcast relocated. This comment should be addressed prior to the issuance of a Certificate of Occupancy.

8. It appears from the site plan that the sidewalk encroaches into private property just slightly. If this is the case the plat or a separate document should dedicate a pedestrian easement.
9. All public improvements shall be designed by a civil engineer and included on the part II plans.

HEARING

John Chrisman, P.O. Box 8564, Pueblo, CO appeared and testified in favor of the application.

Weston Burrer, 215 West 10th Street, Pueblo, CO appeared and testified in favor of the application

No one spoke in opposition to the application.

Acting Chairperson Kaufman closed the hearing and requested a motion.

COMMISSION ACTION

Motion was made by Commissioner Latka to deny the requested waiver and approve the application, with the following conditions:

1. Construction and post-construction Water Quality BMPs must be incorporated into the site design. Submit a SWMP clearly indicating the type, size, and location of said BMPs prior to the issuance of a building permit.
2. Submitted drainage calcs appear ok, except, submit documentation to substantiate the 70% impervious area parameter.
3. Site will require a Construction Permit from the CDPHE prior to the issuance of a building permit.
4. As noted on the plans, the fire hydrant at the SW corner of 11th and Santa Fe will need to be relocated. Location must be approved prior to the issuance of a building permit.
5. Any existing water meters which are not used for the new facility will need to be removed and the corporation stop for each service line will need to be shut off prior to the issuance of a Certificate of Occupancy.
6. See attached memorandum from Joe Martellaro, dated June 28, 2012 and updated December 6, 2012.

7. Comcast has an aerial plant on the North side of Santa Fe crossing Santa Fe running along 11th Street and down into this property to service 1001 and 1028 respectively. If poles are not being removed, Comcast does not have any concerns. If poles are being removed, we ask that a joint trench be provided for Comcast relocated. This comment should be addressed prior to the issuance of a Certificate of Occupancy.
8. It appears from the site plan that the sidewalk encroaches into private property just slightly. If this is the case the plat or a separate document should dedicate a pedestrian easement.
9. All public improvements shall be designed by a civil engineer and included on the part II plans.

A tenth condition was added that the pole for the overhead electrical line is to be black. Seconded by Commissioner Eslinger. **Motion passed 4-0-1 (Burrer abstained).**

9. **DPR-12-01 – Development Plan Review:** Pueblo County Emergency Services Center. Generally located between Main and Santa Fe and 10th and 11th Streets.

COMMISSION ACTION

Motion was made to continue this case to the January 9, 2013 Public Hearing by Commissioner Eslinger, seconded by Commissioner Latka. **Motion passed 5-0.**

APPROVAL OF MINUTES

Motion was made to approve the Minutes of the November 14, 2012 Public Hearing by Commissioner Latka, seconded by Commissioner Eslinger. **Motion passed 5-0.**

Burrer reassumed the gavel.

OLD/NEW BUSINESS

2013 Nominating Committee. Commissioners Latka and Falletta agreed to serve on the Nominating Committee for 2013. Vacancies for Chairperson, Vice Chairperson and the Zoning Board of Appeals Liaison will be filled at the January 2013 Public Hearing.

North Side Historic District: The Commission had a brief discussion concerning their recent denial of the North Side Historic District. The District was approved by City Council, but Council wanted more background from the Commission as to their reasoning for denial. Commissioner Eslinger explained that she felt that people buying these properties after the fact would have no way to opt out of the district at a later date.

SCHEDULE PUBLIC HEARING

The Public Hearing for January will convene on Wednesday, January 9, 2013 at 3:30 p.m. in the City Council Chambers.

SCHEDULE WORK SESSION

The Work Session for December will convene on Thursday, December 20, 2012 at 5:00 p.m. at Land Title Guarantee Company, 501 North Main Street, Suite 2.

ADJOURN

There being no further business the Regular Meeting was adjourned at 5:08 p.m.

Respectfully submitted,

Attest:

Weston Burrer
Chairperson

Jeff M. Bailey, P.E.
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.