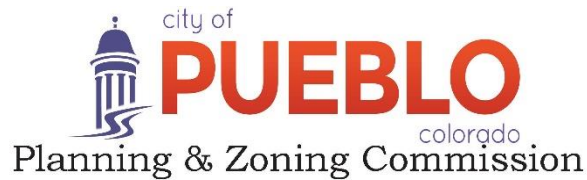


Mike Castellucci
Chair

Patrick Avalos
Vice Chair

Sarah Martinez
City Council Representative



Christopher Pasternak

Alexandra Aznar

Elizabeth Bailey

Cheryl Spinuzzi

MINUTES OF REGULAR MEETING

City of Pueblo, Colorado

Wednesday, October 12, 2022 – 3:30 p.m.

City Council Chambers, 1 City Hall Place

Join Zoom Meeting online:

<https://pueblo.zoom.us/j/92717867722?pwd=WUdnaHVGbnlCdHRrUHNFZnpPWG1Ydz09>

Join Zoom Meeting by phone:

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

Online and phone Meeting ID and Password:

Meeting ID: 927 1786 7722

Passcode: 195462

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by the planner assigned, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Commission Attorney, Daniel Kogovsek, then the applicant states his or her name and address. The Commission questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by questions, if any, from the Commission. Then the Commission asks if anyone present in the audience wishes to testify in support of the application, followed by those who wish to testify in opposition. All individuals testifying in support or opposition are sworn in by Commission Attorney, Kogovsek. Then the Commission closes the public hearing. Finally, the Commission may motion to recommend approval or denial of the application to City Council.

MEETING CALLED TO ORDER

The meeting was called to order at 3:30 p.m. with Commissioner Castellucci presiding.

Commissioners Present: Mike Castellucci, Patrick Avalos, Cheryl Spinuzzi, Alexandra Aznar, Lisa Bailey, Sarah Martinez, and Christopher Pasternak

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; Bart Mikitowicz, Sr. Planner, and Joe Martellaro, Associate Engineer II.

APPROVAL OF THE AGENDA: Spinuzzi moved to approve the October 12, 2022, agenda Commission Public Hearing. Motion was seconded by Aznar. Motion passed 6-0, (Bailey Absent)

PUBLIC HEARING AND ACTION

REGULAR AGENDA

1a. Z-22-05 **Rezoning** Cottages at Park West, Parcel 515064010 - Lot 2, Block 1 Park West Business Campus Filing No. 9 Formerly #05-150-64-007: approximately 28.35 acres generally located East of Pueblo Blvd and South of E. Spaulding Ave from Highway and Arterial (B-3) Zone District to Multiple Residential and Office (R-5) Zone District. Staff report by Bart Mikitowicz, Senior Planner. *Continued from the September 14, 2022, hearing.*

Public Hearing:

- Applicant, Nichole Schanel, Matrix Design Group, was sworn in by City Attorney Kogovsek and testified in support of the application.

Commission Action: Bailey moved to recommend approval to City Council, Second by Avalos

Motion Passed: 7-0

1b. S-22-03 **Subdivision:** Cottages at Park West, subdivision of 28.35 acres into 194 single-family and duplex residential lots. Generally located East of Pueblo Blvd and South of E. Spaulding Ave -Staff Report by Beritt Odom, Principal Planner *Continued from the September 14, 2022, hearing*

Public Hearing:

- Applicant, Nichole Schanel, Matrix Design Group, testified in support of the application.

Commission Action: Bailey moved to recommend approval to City Council, with three staff conditions noted in the staff report. Second by Aznar.

Motion Passed: 7-0

1c. SAP-22-01 **Special Area Plan:** Cottages at Park West. Requesting approval for a Special Area Plan to coincide with the Subdivision and Rezoning of approximately 28.35 acres generally located East of Pueblo Blvd and South of E. Spaulding Ave. Staff report by Bart Mikitowicz, Senior Planner. *Continued from the September 14, 2022, hearing.*

Public Hearing:

- Applicant, Nichole Schanel, Matrix Design Group, testified in support of the application.

Commission Action: Bailey moved to recommend approval to City Council with one staff condition noted in the staff report. Second by Aznar.

Motion Passed: 7-0

Approval of Minutes: September 14, 2022

Bailey moved to approve the minutes. Second by Avalos.

Motion passed: 7-0

Old/New Business: None

There being no further business the Regular Meeting was adjourned at 4:32 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.