



SPECIAL PLANNING COMMISSION MEETING

Tuesday, April 5, 2022

Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance.

Meeting commenced at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL

Marantino, Caldwell, Pettinger, Rogers, Villasenor, Steffen, Roberts, Damuth and Dow

Commissioner Pettinger moved to **EXCUSE** Commissioner Steffen from the February 22, 2022 meeting; *Commissioner Caldwell* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Steffen, and Roberts

OTHERS PRESENT

Planning Director Patrick Waller, Planner Hannah Popp, Administrative Assistant Charlotte Squires, City Attorney Joely Denkinger, Chanel 10 Salvador Tovar-Guzman, Victor Hernandez, Maria Hernandez, Victor Hernandez Jr., Erika Delgado, Chad Barsness, Brian Boettcher, Dan Conrado, Katie Conrado, Raquel Mendizobal, Jose Lopez.

Agenda Corrections 2022-012 is Site Plan Tier II review not a Conditional Use Permit review.

Chair Marantino asked for a motion to approve the minutes.

APPROVAL OF MINUTES

Commissioner Pettinger moved to **APPROVE** February 22, 2022 Regular Planning Commission Meeting Minutes with changes to the motion to Excuse Commissioner Roberts from seconding herself from the meeting and Caldwell seconding the motion removing Commissioner Steffen and Commissioner Roberts from the roll call. *Commissioner Roberts* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Steffen, and Roberts

2022-012 SITE PLAN TIER II REVIEW 424 RAILROAD AVENUE

Chair Marantino called the Applicant(s) Raquel Mendizobal and Jose Lopez

Chair Marantino confirmed public notice was met

PURPOSE

The applicant requests approval to build a wall extension for storage in the Central Business District. The applicant is proposing a wall built entirely of stucco, which is discouraged in the CBD.

STAFF REPORT

Planning Hannah Popp shared the staff report in a presentation and went over Staff's recommendations. Staff recommends that the Planning and Zoning Commission approve the conditional use permit.

APPLICANT PRESENTATION

Mrs. Lopez shared they have a temporary and want to make it permanent, it will make the building look nicer.

Commissioner Rogers shared some history on the building and shared the DDA would like to see the façade stay all Stucco and make an exception to the downtown code criteria.

PUBLIC COMMENT:

Chair Marantino opened the public hearing and asked if there was anyone in the audience that wished to comment on the agenda item before them. Seeing no one, the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

There was some discussion between Commissioners and Applicant.

Chair Marantino asked for a motion

Motion Made:

Commissioner Caldwell moved to **APPROVE** Conditional Use Permit 2022-012 424 Railroad Avenue with the following condition(s):

1. The wall must be an earth tone color or match the existing building color.

Commissioner Roberts seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Steffen and Roberts
No:**

2022-005 CONDITIONAL USE PERMIT 125 GAS COURT

Chair Marantino called the Applicant(s) Victor Hernandez Jr.

Chair Marantino confirmed public notice was met

Exhibit A - Landscape Plan was introduced

PURPOSE

The applicant is requesting approval of a Conditional Use Permit for the operation of a tow yard on the subject property. The applicant has provided a site plan showing the location of the towed vehicles on the lot. The applicant has indicated that in addition to the approximately 20 vehicles that will be temporarily stored on the lot, they will use the property to store three flatbeds, three wreckers, one semi tow truck and two trailers.

STAFF REPORT

Planning Director Patrick Waller shared the staff report in a presentation and went over Staff's recommendations. Staff recommends that the Planning and Zoning Commission approve the conditional use permit.

APPLICANT PRESENTATION

Mr. Hernandez Jr. shared working with the City of Rifle on a lot to allow for the use and have less impact for the city. There are no issues with the conditions recommended by staff.

PUBLIC COMMENT:

Chair Marantino opened the public hearing and asked if there was anyone in the audience that wished to comment on the agenda item before them.

Attny Chad Barsness representing Brian Boettcher the adjacent property owner and in general shared they had some additional questions and comments on the proposed project.

Chair Marantino asked if there was anyone else in the audience that wished to comment seeing no one else the public hearing was closed.

COMMISSION QUESTIONS AND COMMENTS

Commissioners asked and shared comments with the applicant and staff.

Chair Marantino asked for a motion

Motion Made:

Commissioner Steffen moved to **APPROVE** Conditional Use Permit 2022-005 165 Gas Court with the following condition(s):

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval, unless specifically altered by the Planning Commission.
2. The facility shall be operated in accordance with all applicable Federal, State, and local regulations governing the operation of this type of facility.
3. Prior to operation of the site, the applicant shall install a fence on the property subject to City of Rifle requirements, including that all sides facing a street shall use an opaque fencing material is also required on the western portion of the property.
4. The applicant shall install and maintain a landscaping buffer along the southern lot line, subject to the previously approved landscaping plan or as updated to meet City of Rifle requirements. The landscaping shall be installed within one-year of operation of the site.
5. The applicant shall meet any CDOT access requirements for the access onto Highway 6 from Gas Court. No access is permitted directly onto Highway 6 from the subject parcel.
6. The site shall be graveled and maintained in a dust-free manner.
7. Towed vehicles shall be on the property for 60-days or less.

Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Caldwell, Pettinger, Rogers, Villasenor, Steffen, and Roberts
No:

COMMENTS AND ADJOURNMENT 7:56PM

SIGNATURE ON FILE

Dustin Marantino, Chairman

Date

SIGNATURE ON FILE

Charlotte Squires Administrative Assistant

Date