



## REGULAR PLANNING COMMISSION MEETING

Tuesday June 28, 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**

### **OTHERS PRESENT**

Planning Director Patrick Waller, Planner Hannah Popp, Administrative Assistant Charlotte Squires, Administrative Assistant Yesica Lovo, City Attorney Joely Denkinger, Chanel 10 Salvador Tovar-Guzman, Brenda Gert, Bladimir Majano, Dan Mundlein, Kate Leibinger

*Chair Marantino* asked for a motion to approve the minutes.

### **APPROVAL OF MINUTES**

*Commissioner Rogers* moved to **APPROVE** May 31, Regular Planning Commission Meeting Minutes with changes to approval of minutes to change Regular Meeting to Special Meeting *Commissioner Roberts* seconded the motion. The motion **CARRIED** with the following vote:

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

### **2022-017 SITE PLAN 101 RAY AVENUE**

*Patrick Waller, Planning Director* asked for a continuance Staff needs more time to work with the applicant regarding the project.

*Chair Marantino* asked for a motion

### **Motion Made:**

*Commissioner Pettinger* moved to **CONTINUE** Site Plan 2022-017 101 Ray Avenue to the July 26, 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**  
**No:**

### **2022-00130 CONDITIONAL USE PERMIT 433 E. 2<sup>ND</sup> STREET**

*Chair Marantino* called the Applicant(s) up and swore in Bladimir Majano

*Chair Marantino* confirmed public notice was met

**PURPOSE**

The applicant is requesting approval of an 11x24’ carport that will attach to the existing 24x30’ garage/shed, for a structure total of 984 square feet. The proposal requires a Conditional Use Permit due to the combined accessory building being between 720 square feet and 1,000 square feet.

**STAFF REPORT**

*Planner Hannah Popp* shared the staff report in a presentation; Staff recommends that the Planning and Zoning Commission approve the conditional use permit.

**APPLICANT PRESENTATION**

*Mr. Majano* shared the carport will be used to store lumber that was given to him and other items. No vehicles will be parked there (*Through translation from Administrative Assistant Yesica Lovo*).

**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.

*Chair Marantino* seeing no one the public hearing was closed.

**COMMISSION QUESTIONS AND COMMENTS**

*Commissioners* had no comments

*Chair Marantino* asked for a motion

**Motion Made:**

*Commissioner Rogers* moved to **APPROVE** Conditional Use Permit 2022-030 433 E. 2<sup>nd</sup> street with all Staff’s recommendations:

- 1) The applicant shall meet all building code and Rifle Municipal Code requirements, for the installation of the carport.

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

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

*Chair Marantino* Opened the Board of Adjustment

**2022-029 ZONING VARIANCE 324 E. 7<sup>TH</sup> STREET**

*Chair Marantino* called the Applicant(s) up and swore in Dan Mundlein & Kate Leibinger

*Chair Marantino* confirmed public notice was met

Exhibit A was added to the Commissioners packets and will be part of the minutes.

**PURPOSE**

The applicant is requesting a variance to improve an existing structure located in the setback to include a bedroom, art studio and bathroom. They are requesting a variance due to the existing structure being located within the rear and side yard setback requirements in the LDR zone district. The applicant is proposing the entire structure to be approximately 430 square feet.

**STAFF REPORT**

*Planner Hanna 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 .Leibinger* shared information regarding they have a teenager and young child and need to create a new bedroom for the teenager. With costs changing the shed into a master bedroom was the best solution.

**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.

*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** Zoning Variance 2022-029 324 E. 7<sup>th</sup> Street with the following condition(s):

- 1) The applicant shall meet all building code requirements for the proposed structure.

*Commissioner Caldwell* 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 7:30 PM**

SIGNATURE ON FILE

\_\_\_\_\_  
Dustin Marantino, Chairman

\_\_\_\_\_  
Date

SIGNATURE ON FILE

\_\_\_\_\_  
Charlotte Squires Administrative Assistant

\_\_\_\_\_  
Date

*\*A complete recording of the Meeting is available through the City of Rifle’s website\**