



## **Town of Ignacio Planning Commission Meeting Minutes**

**Wednesday, 6:00 pm, February 8, 2017**

Handicapped Accessible

**Abel F. Atencio Municipal Room, 570 Goddard Ave., Ignacio, CO 81137**

### I. Call to Order

Vice Chair, Pete Vigil, called the meeting to order at 6:00PM.

### II. Roll Call

Present: Vice Chair: Pete Vigil; Members: Bernadette Lopez, Gina Schulz. Teresa Campbell; Ignacio Chamber of Commerce Representative: Andrea Taylor; Community Development Administrator: Dan Naiman.

Absent: Chair: Larry Tucker; Margaret Manzanares – Alternate (1), Bill Baird – Alternate (2); Town Board Representative: Dixie Melton, Trustee.

### III. Public Comments:

- a. Lana Jo Chapin – Agenda from last month had 2017 Goals and Objectives: hopes that PC will consider looking into the zoning in Ignacio. Regarding Municipal Code portion that deals with Planning Commission: hopes that PC will review and evaluate to ensure they are in compliance with the Code.
- b. Gina Schulz – I am a Fellow with Growing Partners of the Southwest. Will be conducting Community Leadership Training; 6 month program, total of 40 hours, second Saturday of each month. Focus on food equity and food justice. Goals will be relevant for any type of community leadership. Want to train people to be advocates for their community. She has fliers if anyone is interested or you can get information at [www.growingpartners.org](http://www.growingpartners.org). Feb 18 at noon at library – one hour informational session. There is no cost for the training; Growing Partners will help cover transportation and will provide meals.

### IV. Approval of Minutes from January 11, 2017

- a. Ms. Campbell expressed that she likes the minutes. Vice Chair Vigil asked if there were any changes. Ms. Schulz apologized for her absence at that meeting. Vice Chair Vigil had a comment on motorcycle rally – he wanted clarification on what the \$250 is for. Mr. Naiman stated that is for vendor permits. Ms. Campbell moved that the minutes be approved with the clarification on section B; Ms. Lopez seconded the motion. The motion passed unanimously by voice vote. Ms. Campbell requested that the Commissioners receive the packet further ahead of the meeting. Mr. Naiman stated that his desire is to get the minutes sent to the Commissioners as soon as they are prepared.

## V. Staff Report – Dan

- a. Mr. Naiman apologized for the lateness of getting documents to the PC, due to illness. January was a busy month initially. He hopes the momentum picks up again.
- b. Dub Wilmer in old Auto Parts store now.
- c. Group in town wanting to sell drones; have occupied the old Cable TV yard and hope to open at beginning of March. Discussion ensued regarding regulations, licensing, etc. Mr. Naiman stated that drone racing is becoming popular (the race in Arizona drew 11,000 people). Perhaps this is a use for the newly acquired slaughterhouse property, as well as training, practice, etc. This is an opportunity for Ignacio to do something that no one else in the area is doing.
- d. Gas line replacement on hold until Spring.
- e. C+B was here 2 weeks ago; they will be interviewing residents, businesses, etc. They will also be providing signage in the area. There is no off-site signage allowed; however, since this is a Town Branding Project, Mr. Naiman feels that any place in Town would be on-site. This is a matter of interpretation, and he wants the Planning Commission's input. Discussion ensued regarding the size and location of the signs, as well as the duration that they will be posted. Ms. Schulz moved that Mr. Naiman create a variance for this project only, so that if questions arise we have an answer to that; this variance should go before council. Ms. Lopez seconded the motion. The motion passed unanimously by voice vote.
- f. La Plata County is supposed to be quit-claiming CR 320 to the Town. Mr. Naiman is following up on this item.
- g. Motorcycle Rally – letter and Memorandum of Understanding with Mr. Valdez has been sent to our Town attorney for follow-up and legal recourse for the amount Mr. Valdez owes the Town. The Town has received several calls from other vendors to whom he still owes money. He also still owes the Chamber of Commerce money since the time he purchased the LLC from them.
- h. Ms. Chapin asked about her concerns regarding zoning conflicts throughout the Town of Ignacio. Hopes for zoning to be addressed along Browning. 360 Browning is a commercial lot in a residential area; this is a conflict of use. If we have a drone company in a residential district, will they be flying drones in the residential district? Is that a compatible use in a residential district? Mr. Naiman stated that he anticipates they will launch drones from that property; he does not see that as a conflict, as it will not violate noise ordinance. Ms. Chapin stated again that her goal is that the Planning Commission will address the zoning in their Goals and Objectives for 2017.

## VI. Old Business

- a. Revised Parking revisions chapter 3, section 3-6-1. Discussion, comments and recommendations. Mr. Naiman explained the changes he has made. His only addition would be that any question regarding the occupancy use of a building would be determined by the Planning Staff. Mr. Naiman stated he will make any additional changes and present it to the Planning Commission one more time before it goes to the Town Board. Ms. Schulz expressed appreciation for Mr. Naiman pushing this life-safety issue forward.

VII. New Business

- a. 2017 Planning Commission meetings and workshops - action item: requesting Planning Commission meetings on the 2<sup>nd</sup> Wednesday of the Month and code revision workshops on the 4<sup>th</sup> Wednesday of the month.  
Ms. Schulz moved that the regular meeting be on the 2<sup>nd</sup> Wednesday of the Month and code revision workshops on the 4<sup>th</sup> Wednesday of the month; Ms. Campbell seconded. The motion passed unanimously by voice vote. This schedule will begin in March.

VIII. Adjournment – Mr. Vigil adjourned the meeting at 7:17PM.