

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

JANUARY 26, 2016

CALL TO ORDER

Mayor Clark called the meeting to order at 5:35 p.m. with Commissioners Canright, Emilson, Liske, Wasser, Councilmember Hunter and Mayor Clark in attendance. Chairperson Scranton was absent.

PUBLIC HEARING

1. Application for Conditional Use Permit; Location: Replat of the Eastside Subdivision, Lots 21-22; Address: 504A Palomino Trail; Zone: General Commercial; Applicant: Ralph Stellmacher and Darin Houstra of Rocky Mountain Vessels, LLC (RMV); Property owner: Patrick West Enterprises, LLC

Affidavit dated January 14, 2016 from the property owner; request dated Jan 19, 2016, floor plan and site map, interior and exterior photos of existing building, and photos of fabricated equipment from the applicant; Staff Report dated January 22, 2016 from the Town Manager.

Town Manager Jen Coates presented an application for a conditional use permit for a welding business at 504A Palomino Trail. She explained Rocky Mountain Vessels LLC would be fabricating craft beer equipment, which is compatible with the General Commercial Zone.

Applicant Ralph Stellmacher stated raw materials would not be used because pre-fabricated items will be used by RMV for welding. He also noted the owners' association has given verbal approval to the property owner of the use in this location.

Mayor Clark opened the hearing for public comment and there was none.

ACTION:

Councilmember Hunter moved to approve the Conditional Use Permit for Lots 21 and 22, Replat of the Eastside Subdivision with the condition that the four criteria in the Staff Report dated January 22, 2016 are met, which are: (1.) Work with the Town Building inspector, including required permitting, as required and in conformance with the building code regulations. (2.) Applicant will return to the Planning Commission with a request for expansion of the permit, or other applicable request, with any future expansion or growth of the business or facility beyond what is approved for this conditional use, or what is permitted in this district. (3.) Completion of the Town's commercial wastewater questionnaire. (4.) Hours of operation restricted to daytime hours, with no overnight or evening hours due to nearby short-term lodging uses. Commissioner Emilson seconded the motion and it carried unanimously.

APPROVAL OF THE MINUTES

2. Minutes from the Regular Meeting of October 27, 2015

ACTION:

Commissioner Liske moved to approve the minutes of October 27, 2015. Councilmember Hunter seconded the motion, and it carried unanimously with Commissioner Wasser abstaining.

ADJOURNMENT

The meeting adjourned at 5:45 p.m. to meet with the Ridgway Town Council to discuss affordable housing, the Space to Create Program, and banner display guidelines.

Respectfully submitted,

Karen Christian
Deputy Clerk