

**PLANNING & ZONING COMMISSION
CITY OF CREEDE, COLORADO – A TOWN
October 8, 2013**

REGULAR MEETING

The Planning and Zoning Commission of the City of Creede – a Town, County of Mineral, State of Colorado, met in the Creede Town Hall at the hour of 5:30 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Frank Freer, Eric Grossman, Kay Wyley, Lauri Jordan
COMMISSIONERS ABSENT: Rex Shepperd

Commissioner Jordan, presiding, declared a quorum present:

Those members of staff also present were as follows: Clyde Dooley, Town Manager
Randi Snead, Town Clerk/Treasurer

AGENDA

An encroachment agreement presentation by Anne Pizel for Phil & Teresa Lack was added to the agenda. Commissioner Grossman moved and Commissioner Freer seconded to approve the agenda as amended. The vote was unanimous. Commission Chair Jordan declared the motion carried.

CONSENT OF SEPTEMBER 10, 2013 MINUTES

Commissioner Grossman moved and Commissioner Freer seconded to approve the September 10, 2013 minutes as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

OLD BUSINESS

UPDATE RIO GRANDE AVENUE VACATION PLANNING

Manager Dooley will be conferring with the Town Engineer on October 15 to discuss the topography contours and address drainage on the property.

NEW BUSINESS

LACK ENCROACHMENT AGREEMENT

Realtor Anne Pizel spoke with the Commission regarding an encroachment made by the Lack house onto the City alley. The situation was discussed at length and maps were shown to determine where the encroachment existed. Dooley explained that the Lacks would need to submit a formal letter explaining their request and an encroachment license agreement could be drafted. Commissioner Grossman moved and Commissioner Freer seconded that the encroachment license agreement be drafted administratively and considered by the Board of Trustees at their October 15, 2013 meeting. The vote was unanimous. Commission Chair Jordan declared the motion carried.

NORTH CREEDE – KEITH LUTRELL

Davis Engineering surveyor Keith Lutrell was available and gave a presentation on the various property line challenges that exist in North Creede. Several property owners in the area are considering applying for a re-plat to improve these problems. Various solutions were discussed.

ACTION/DIRECTION COMMERCIAL BUILDING PERMIT – KIPS GRILL BUILDING PERMIT 13-15

Dooley explained that a Development Agreement was necessary in order to approve the building permit since an encroachment agreement was in place on the property. After discussion, Commissioner Grossman moved and Commissioner Freer seconded to direct Manager Dooley to process Kip's Grill Building Permit 13-15 by Creede Building Inspector Review contingent upon BOT approval of a Development Agreement to clarify the easement agreement. The vote was unanimous. Commission Chair Jordan declared the motion carried.

ACTION/DIRECTION COMMERCIAL BUILDING PERMIT – CLUB AT THE CLIFFS BUILDING PERMIT 13-16

Dooley explained that a Development Agreement was necessary in order to approve the building permit since the property is in need of a re-plat process in the near future. After discussion, Commissioner Grossman moved and Commissioner Wyley seconded to direct Manager Dooley to process the building permit by Creede Building Inspector Review contingent upon BOT approval of a Development Agreement to clarify the property title within one year and submittal of a second scale drawing. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Review contingent upon BOT approval of a Development Agreement to clarify the property title within one year and submittal of a second scale drawing. The vote was unanimous. Commission Chair Jordan declared the motion carried.

ADDRESS ALLEY ACCESS THROUGH BLOCKS 47, 48, 49, 50

This item was tabled so that Commissioners could attend a meeting for the new school.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Grossman moved and Commissioner Wyley seconded that the meeting be adjourned at 6:53 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:



Randi Sneed
City Clerk/Treasurer