

GATEWAY TO ALL SEASON FUN

TOWN OF DEL NORTE

140 SPRUCE STREET
P.O. BOX 249
DEL NORTE, CO 81132



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Planning Commission Meeting
October 19, 2021 – 5:00 p.m.

Minutes/Notes

Roll call:

- Planning & Zoning: Tom Tichy, Suzanne Beauchaine, Ben Billings
- Trustees and Town: Bob Muncy, Bernie Martinez, Ramona Dordan, Gene Farish, Kevin Larimore, Leigh Anne Lobato, Chris Trujillo

New Business:

1. Steve Nicolais 770 6th St: Conditional Use Application for STR
 - Application would fill 8th spot out of 10 for the Commercial zone
 - Requires irrevocable change to commercial use since currently grandfathered in as non-conforming use under Article 7, Section 16
 - **Tom Tichy motion to approve conditional use application** and applicant can then decide to or to not move forward with STR with consideration to irrevocable change to commercial.
 - Ben Billings seconded
 - Motion passed, all in favor.
2. Derek Platt 1010 Oak: Short procedure subdivision for residential property
 - Applicant seeks to subdivide property into two separate lots for additional residence
 - Application meets all requirements
 - **Tom Tichy motion to approve application** and recommend to Board of Trustees for final approval
 - Muncy seconded
 - Motion passed, all in favor.
 - **P&Z recommends to BoT to approve application for subdivision for November 10, 2021 meeting.**
3. Cary Hayes 785 Oak: Regulation for rear setbacks for garage/parking structure
 - Would like to construct carport for parking access from alley, unsure of setback rules for 5 vs 15 feet
 - Setback requires 15 feet from alley for garages to allow safe turning from alley into structure
 - 15ft setback makes project unfeasible for resident at this time

4. Verlyn Boese 1155 Grand: Class 5 Carwash short procedure subdivision for commercial property
 - Applicant not present
 - Applicant wants to split property to separate carwash and laundromat businesses
 - Does not appear to be a practical way to split lots and provide adequate access for both potential parcels
 - Applicant needs to submit application with plan and survey in order to make decision
 - No recommendations made at this time

5. Patti Kelley: Native landscaping
 - Citizen comes in support of allowing native landscaping and would like to increase general education on the topic
 - Moved into unfinished business

Unfinished Business:

1. Native Landscaping
 - P&Z members will develop a checklist for formal application and amend draft ordinance as necessary
 - Hopefully by next meeting
 - Application process will require checklist and official plan submitted to town for review by P&Z and subsequent recommendation to BoT.

Adjournment

Motion to adjourn at 6:50PM
