

## Planning and Zoning Commission Meeting Minutes

June 17, 2025

Member Suzanne Beauchaine called the meeting to order at 5:07 PM.

Roll Call-

Ben Billings – Present

Suzanne Beauchaine –Present

Bob Muncy – Present

Shelly Burnett – Present

Tom Tichy – not present

No minutes available from the May or April meeting

### **New Business:**

Paul Renner – decommission of easement

Paul Renner made a presentation of his reasoning for decommissioning the easement between two of his properties. He noted that he wants to continue with landscaping work. Any development of easement would take work with heavy equipment. He stated that the Town owns Lot 11, and any easement needed could be from there.

Eugene Farish, the Town's attorney, stated that the easement could be vacated if the town desires. The planning commission can recommend this to the Town Board.

Kevin Larimore, the Public Works Director, stated that he didn't have any foreseeable need for the easement.

Renner commented that the easement was not being used, and he cannot move forward with development until there is a decision.

There was a short discussion about exactly where the property and easement is located. The easement is 10 feet wide and 125 feet long.

Suzanne Beauchaine expressed a concern that a precedent would be set if this easement is decommissioned.

Bob Muncy asked if the town owned the property and Farish replied that the easement may overlay the property, and the town does not necessarily own it.

Ben Billings commented that he doesn't see the need for the easement. Farish stated that if the easement was vacated, it is on the plat so no new survey would need to be done. The only expenses would be recording of the change

Bob Muncy made a motion to recommend to the Town Board that the easement be vacated. Shelly Burnett seconded. Motion passed

Ron Neiman made a presentation of his request to install an antenna on his property. He talked about federal regulations and laws concerning amateur radio. Farish indicated that the town code limited antenna height to 50 feet. Ron stated that he expected that his antenna would be under that height. The antenna is approved under code. No further discussion

Continue Discussion:

Food Truck Ordinance Review

There was a brief discussion about some of the issues around food trucks including distance from restaurants, trash removal, seating and public right of way. The Commission needs to get Bernie's edits and Tichy's comments and compile these to share with the Commission. Burnett made a motion to table this topic until an updated copy given to the commission members and wait for information on the bill that Colorado passed concerning food trucks. Beauchaine seconded. Motion passed.

Natural Medicine

Farish talked about some of the issues with these businesses. This was talked about in a previous meeting as well.

Billings made a motion for Farish to use Granby's rules as a template to create an ordinance for the Town of Del Norte to present to the Board of Trustees. Burnett seconded. Motion passed.

Next meeting is July 15, 2025.

Muncy made a motion to adjourn. Beauchaine seconded. Meeting adjourned at 6:30 PM