

Planning Commission Minutes

March 15, 2022

Member Present and seated as Board: Chair Cary Aloia, Mike Mitchell, Jerry Gallegos, Charles Stillings, Jessica Lovelace and Dixie Diltz – Secretary.

Members Absent with notification: Leonard Brown, Russell Pratt and Travis Cross.

Others Present: John Troyer, Paul Troyer, Truman Mullett and Andrew Atchley.

Chair Cary Aloia called the meeting to order at 1:35pm and calls for a roll call.

Charles Stillings moves to accept the agenda as presented, Mike Mitchell seconds and the motion passes unanimously.

Jessica Lovelace moves to approve the February meeting minutes as corrected, Charles Stillings seconds and the motion passes unanimously.

Chair Cary Aloia called for “New Business” and states that the first item was to be a conditional use hearing for Melvin Coblentz for a laying hen operation. Mr. Coblentz has not yet received approval from the state water engineer regarding securing a legal water source, so the application has been tabled again and postponed to the first scheduled meeting after he has approval on the water.

The second item on the agenda is the Amendment of Zoning request submitted by Paul Troyer and Truman Mullett. Secretary Diltz explains the application is for a parcel of land located in Wildlife Estates subdivision. This parcel is 36.43 acres currently zoned agricultural estate, and the applicants are requesting an agricultural ranching zoning. Review of table T-2.3 Zone District Dimensional Standards, of the RGC Land Use Development Code shows that agricultural estate parcels are typically 5 or more acres and agricultural ranching parcels are typically 35 or more acres. No historical documentation was found showing why the 36.43 acres was originally zoned as it is, but the size of the lot meets the requirements of the Land Use Development Code book to be zoned agricultural ranching as requested. Mike Mitchell questions if there is a need to review the entire zoning map and work on making corrections to it. Charles Stillings moves to recommend approval of the request to change zoning from agricultural estate to agricultural ranching. Mike Mitchell seconds and the motion passes by unanimous vote.

The next item of business is the Conditional use application submitted by Paul Troyer and Truman Mullett to operate and expand Blanca View Truss, a truss manufacturing and production business located at 5498 E County Road 8 S, Monte Vista. Secretary Diltz presents the application and reviews project history and staff recommendation. The determination of the Primary use of the land now being the truss business and how land use staff reviewed the application is discussed. The applicants plan to drill a new well and install a OWTS to accommodate restrooms in the proposed new office building.

Chairman Aloia asks the applicants if they wish to speak or add anything? Paul Troyer states he feels it was all covered. Chairman Aloia questions the staff recommendation which says 11+ employees. Secretary Diltz explains that number came from the written report that states 9 employees in manufacturing and 2 salespersons in the office, plus two extra “offices” for future expansion.

Jessica Lovelace asks about the timeline to do the office addition, well and OWTS. Chairman Aloia questions if the applicants currently have a stop sign at the end of their driveway. The applicants state they do not currently have one but would be agreeable to placing one there and making comment to persons in the office to be sure to stop prior to pulling out onto road 8 South. The increased traffic on the road is discussed. Mike Mitchell recommends that a limit of up to 15 employees be listed as a condition of approval as well. This gives them a little leeway to hire a couple more if they need them but also states a limit that tells them when they need to come back to the county to discuss any further growth of the business. Cary Aloia state that she feels that the annual review is something that was discussed when the codebook review was being done and that it should go on all conditional use applications.

Mike Mitchell moves to recommend approval of the application with the conditions of 15 employees limit, the placement of a stop sign at end of driveway and the annual review of business by staff. Jessica Lovelace seconds motion and with no further discussion the motion passes by unanimous vote of the board.

Chairman Aloia moves onto Old Business and Andrew Atchley joins the group. Mr. Atchley has sent a letter of interest to sit on the P&Z Board. There is currently an open alternate position in district 1 and Mr. Atchley lives in this district. Mr. Atchley gives the board an overview of his experience and history.

Jessica Lovelace moves to recommend Andrew Atchley as an alternate on the P&Z Board, Charles Stillings seconds the motion, and it passes by unanimous vote.

Mike Mitchell questions if the board should have further discussions and possibly a work session with the Commissioners regarding the zoning map changes.

Charles Stillings moves to adjourn, Jessica Lovelace seconds and the meeting is adjourned at 2:25pm.

Next meeting is scheduled for April 19, 2022