

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

MARCH 29, 2022

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. with Commissioners Franz, Liske, and Nelson, Mayor Pro Tem Meyer, and Chairperson Montague in attendance. Commissioner Emilson and Mayor Clark were absent.

PUBLIC HEARING

1. Application for Replat; Location: Town of Ridgway, Block 34, east 92 feet of Lots 11-12, Lots 13-15; Address: 185 N. Lena St. and 195 N. Lena St.; Zone: Historic Business; Applicant: Firehouse Investment Real Estate, LLC; Owners: Patrick O'Leary; Steve Chevalier

Staff Report dated March 25, 2022, presenting background, analysis and staff recommendation prepared by TJ Dlubac, AICP, of Community Planning Strategies.

TJ Dlubac presented and application to combine two parcels owned by separate owners into one parcel. He explained the replat is for a mixed residential and commercial use re-development project, and the parcels must be legally combined to obtain a building permit. The initial concept for the mixed-use redevelopment was presented to the Planning Commission at the December 2019 Regular Meeting, and the Planner noted the 4 variances previously approved for the property as outlined in the Staff Report. Dlubac advised the Planning Commission to recommend approval of the replat with the condition that "both properties shall transfer to one ownership prior to recording."

The Commissioners discussed the application with Staff.

Applicant Patrick O'Leary said the project has been scaled down from the original concept. A structure will not be placed on the northern aspect of the parcel due to construction costs. He further explained 2 market rate condominiums are proposed to be constructed on the third floor, and 4 proposed units on the second floor will "be for workforce housing that will follow the affordable housing guidelines". Most of the first-floor area and proposed greenhouse will be part of a "hospitality initiative restaurant/event spaces" he concluded.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Mayor Pro Tem Meyer moved to recommend approval of the Application for Replat to combine the parcels for 185 and 195 North Lena Street into one parcel, to the Town Council, with the condition

that both properties shall transfer to one ownership prior to recording. Commissioner Franz seconded the motion, and it carried unanimously on a call for the roll call vote.

APPROVAL OF THE MINUTES

2. Approval of the Minutes from the Meeting of February 22, 2022

ACTION:

Commissioner Nelson moved to approve the Minutes from February 22, 2022. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

3. Updates from Planning Commission Members

Town Manager Preston Neill updated the Commissioners on the status of the Sr. Planner position vacancy.

The Town Manager noted the Town Council approved an extension for the River Park Ridgway Business Park Filing 3 Preliminary Plat which will ensure the engineering standards are met before Final Plat.

The Commissioners discussed quasi-judicial procedures with staff.

ADJOURNMENT

The meeting adjourned at 6:30p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk