

**WESTCLIFFE PLANNING COMMISSION
TUESDAY, MARCH 16th, 2021
REGULAR MEETING**

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CALL TO ORDER

Chairman Ellison called the meeting to order at 3:00p.m.

ROLL CALL

The following members were present: Chairman Ellison, Mr. Fulton, Ms. Snow and John Van Doren on Zoom

ABSENT: Mr. Wenke

PLEDGE OF ALLEGIANCE

Chairman Ellison led the pledge of allegiance.

OTHERS PRESENT: John Van Doren-107 N. Adams, Terri & Michael Kerr, on Zoom, Bob Senderhauf-61211 Hwy 69 N., Linda Buddenbrock-116 N. Adams, Dee Smith-N. Adams Blvd, Staff-Gabriel Shank, Kathy Reis and Wanda Jennings.

For the record The Mayor and one or more Trustees may vote on matters that come before the Planning Commission and the Board of Trustees.

APPROVAL OF MINUTES

ACTION: Ms. Snow moved and Mr. Fulton seconded to approve February 16th, 2021 regular meeting minutes. Motion carried.

OLD BUSINESS

a. Continue discussion on the short-term rentals.

Chairman Ellison stepped down and gave the Chair to Ms. Snow.

After much discussion Ms. Snow requested to take the working document to the Board of Trustees and do a workshop as soon as possible. Deputy Clerk Jennings was asked to set the workshop up with the two (2) boards.

Chairman Ellison returned to his chair.

b. Update from the matching improvement grant program with possible recommendation to the Board of Trustees.

Below are the discussed proposed perimeters of the grant program.

Our Town Trustees know that the appearance of the commercial and residential buildings in downtown Westcliffe is critical for assuring downtown is vibrant and inviting to community members, visitors, and investors. The Business District Facade Program assists business and Property owners in making aesthetic improvements to their buildings, such as signs, painting,

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OLD BUSINESS CONTINUED

landscaping, etc. through matching grants. This program strengthens and promotes economic development in Westcliffe's downtown business district.

Either property owners or business owners are eligible for funding. When business owners are not the property owners, both persons/entities will be co-applicants. Maximum grant amount is \$5,000 with a \$1,000 minimum. Grant awards shall be at the discretion of the Town Grant Committee and will generally be a 1-for-1 match. Funding is limited to a maximum of \$25,000 in calendar year 2021. Applicants are encouraged to submit requests as early in the year as possible.

ACTION: Ms. Snow moved and Mr. Fulton seconded to recommend to the Board of Trustees the adoption of the criteria and application for the Matching Grant Improvement Program with the changes discussed in this meeting. Motion carried.

NEW BUSINESS

a. PUBLIC HEARING to consider changing Lots 2 & 3 in Adams Addition, Filing#2, from Highway Commercial to Residential.

Mr. Senderhauf gave an overview of lots 2 & 3 in Adams Addition, Filing#2 & 3. He told the board he had the authority to speak for the owners of lot#2 (they are not local) along with his property lot#3. He asked the Planning Commission Board to change these two lots that are Highway Commercial to Residential. Mr. Fulton wanted to know if lots 2 & 3 were going to be split. Mr. Senderhauf said lot #2 would not be split, there would be a single-family dwelling on that lot, but lot #3 maybe split.

The board asked if there is any comment from the public.

Ms. Smith gave Ms. Buddenbrock the authority to speak on her behalf. Ms. Buddenbrock said she has no objection to change lots 2 & 3 from Highway Commercial to Residential, as long as the lots are for single family dwellings for which is supposed to be in that Community. She would object to dividing the lots and would request to have one (1) single family home per each lot. Mr. Van Doren and Ms. Smith agreed.

Ms. Buddenbrock also said that the Round Mountain Water & Sewage pond is close to its max and with more homes going in could cause problems.

Chairman Ellison ended the PUBLIC HEARING.

ACTION: Ms. Snow moved and Mr. Fulton seconded to recommend to the changing of Lots #2 & 3 in Adams Addition, Filing #2 to be changed from Highway Commercial to Single Family Residential use. Motion carried.

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NEW BUSINESS CONTINUED

- b. Consideration of recommending changing Lots 2 & 3 in Adams Addition, Filing #2, from Highway Commercial to Residential to the Board of Trustees.**

ACTION: Ms. Snow moved and Mr. Fulton seconded to recommend to the Board of Trustees changing of Lots #2 & 3 in Adams Addition, Filing #2 to be changed from Highway Commercial to Single Family Residential use. Motion carried.

Public Comment

Ms. Buddenbrock and Ms. Smith wanted to reiterate that they are requesting that each lot in the Adams Subdivision would consist on one single family home per lot.

Mr. Fulton moved and **Ms. Snow** seconded to adjourn. Motion Carried.

ADJOURN

Recorded by
Wanda Jennings
Deputy Clerk