

**WESTCLIFFE PLANNING COMMISSION  
FRIDAY, AUGUST 28<sup>th</sup>, 2020  
SPECIAL 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. Stefanich, Ms. Snow and Mr. Fulton, and Mr. Wenke

**ABSENT:** NONE

**PLEDGE OF ALLEGIANCE**

Chairman Ellison led the pledge of allegiance.

**OTHERS PRESENT:** Marilyn Hennessy-333 Mission Drive, John Johnston-410 Main Street 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.

**NEW BUSINESS**

**a. Consideration of request to recommend rezoning Lot-203 North Ave. from Residential to Mobile Home Park.**

Mr. Johnston presented to the Planning Commission Board with drawings, a request to change 203 North Ave. from Residential to Mobile Home Park. He explained that the buyer of 203 North Ave. would like to make it a Mobile Home Park. After seeing the drawings, the board agreed that they would like to see landscaping, privacy fencing, trees, more aesthetic considerations. After much discussion, the board was undecided.

**b. Discussion regarding 302 S. 5<sup>th</sup> Street, Use by Special Review. Ed Stefanich.**

Chairman Ellison stepped down as board to discuss this item since he is friends with the owner. Mr. Stefanich let the board know that the owners would like to change their home into a short-term rental (STR) also use it as their vacation home for family and friends. He also said that the owner is willing to fix the home up if they can obtain a Use by Special Review Permit. After much discussion, the board thought it best not to approve for a Special Use Permit for 302 S. 5<sup>th</sup> Street if it is attached to an improvement plan. Once the improvements are completed the owner may come before the planning commission board asking for a special use permit.

Mr. Ellison returned to his position as Chairman after the discussion.

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**PUBLIC COMMENT**

Ms. Hennessy and Mr. Stefanich were asked to leave the meeting. The discussion was regarding the lease agreement payments for Bootleggers which Mr. and Mrs. Stefanich own. The board discussed monthly payments and decided that \$50.00 a month would be sufficient for a lease agreement as long as the current property owners, own the building. Mr. Wenke will present it before the Board of Trustees meeting on September 1<sup>st</sup>, 2020.

**Ms. Snow** moved and **Mrs. Wenke** seconded to adjourn the meeting. Motion carried.

**AJOURN**

Recorded by  
Wanda Jennings  
Deputy Clerk