

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING
-- Page 1 --**

CALL TO ORDER

Chairman Patterson called the meeting to order at 3:00 P.M.

PLEDGE OF ALLEGIANCE

Chairman Patterson led the Pledge of Allegiance.

ROLL CALL

The following members were present: Chairman Christy Patterson, Paul Wenke, John Van Doren, Bob Fulton (via Zoom).

Chris Lund was absent.

OTHERS PRESENT

Robert Gessinger, Charles Jagow, Benjamin Livsey, Melane Rella, and Caleb Patterson.

APPROVAL OF MINUTES

ACTION: **Mr. Van Doren** moved, and **Mr. Wenke** seconded to approve the minutes. Motion carried.

OLD BUSINESS

- a. Christy Patterson requests the Planning Commission recommend to the Board of Trustees that Heavy Industrial zoned properties have the same option as Commercial zoned properties to have a dwelling above, below or behind the business.

ACTION: **Mr. Wenke** moved and **Mr. Van Doren** seconded to recommend to the Board of Trustees to amend Title 10, Chapter 2 of the Municipal Code to have dwelling units above, below or behind the business in a heavy industrial use by right.

- b. Discussion of the possible proposed Affordable Housing Ordinance.

Tabled to wait until CHFA finishes its work to help the Town better define a Workforce Housing Ordinance.

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING
-- Page 2 --**

NEW BUSINESS

- a. A. PUBLIC HEARING: consideration of recommending to the Board of Trustees rezoning 106 South 7th Street from Residential Single Family to Traditional Neighborhood.

(Verbatim Transcript - Open Public Hearing)

CHAIRMAN PATTERSON: So, then I didn't -- seven is new business. I have "A" is a public hearing consideration of recommending to the board of trustees rezoning one or six south seven street from residential single family to traditional neighborhood. Do we have anybody here representing that?

LIVSEY: I represent 106.

CHAIRMAN PATTERSON: Great. Great. So, this public hearing is when people would have questions or comments, but this is your opportunity to have the floor to talk about why you're wanting this.

LIVSEY: So, my grandmother and I purchased 106 S 7th Street a few months ago. And the intent on building commercial space to lease on the first floor and apartments above one apartment ...

WENKE: Wait a minute, you can't do that.

LIVSEY: What?

WENKE: Okay. We're just -- just a joke.

LIVSEY: Okay.

VAN DOREN: But it's not a joke.

CHAIRMAN PATTERSON: Yeah.

LIVSEY: What?

CHAIRMAN PATTERSON: No, just go ahead.

WENKE: Go ahead.

LIVSEY: I have a hard time catching jokes. Sorry.

So, the intent on making commercial space storefront space. Either for a dance hall or a commercial kitchen to lease -- the Vanessa Cruz asked me if I would consider a commercial kitchen to where they could lease the commercial kitchen to cook for the Courtyard Inn. I said that that would be a possibility to consider a commercial kitchen.

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING**

-- Page 3 --

And then also have possible venue space to lease and apartments up above. And the sheriff's office, Sheriff Smith approached me and asked me if I'd consider putting apartments in for his deputies to live in because they cannot afford to live up here in Westcliffe.

CHAIRMAN PATTERSON: Can I just have some clarification really quick? This is the property that sits just to the south of Peregrine, isn't it?

LIVSEY: That's correct.

CHAIRMAN PATTERSON: And it's always been my, I always thought, and this is, again, an historical thing that the downstairs has always been a business and the upstairs has always been an apartment. So, again, this kind of seems to be one of those things that just maybe got lost in the in the shuffle.

LIVSEY: At closing the insurance, not insurance, but the realtor told me I'd have to come before the Board for the town in order to have that permission to have the commercial space with the apartment.

WENKE: I agree with Christy as long as I've been here, there's always a business on the lower level. Okay, I don't I'm not familiar with it.

VAN DOREN: What's it zoned as?

TOWN MANAGER PATTERSON: So, it's residential single family district. That's why right across that alley is residential single family.

WENKE: What is Peregrine zoned?

TOWN MANAGER PATTERSON: That is traditional neighborhood.

CHAIRMAN PATTERSON: I think it should just be traditional there. I mean, that's a nice little -- it just seems to me like it was sort of missed out by. I don't know why that was like this little island out there.

TOWN MANAGERS PATTERSON: I think it would make sense.

VAN DOREN: So, that's the ask to change it to traditional neighborhood.

TOWN MANAGER PATTERSON: Yeah, it's right -- I mean, it's surrounded by traditional neighborhood from the west and to the north.

VAN DOREN: And that allows to put offices below and apartments above.

CHAIRMAN PATTERSON: Yes, or any kind of business, not any kind ...

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING
-- Page 4 --**

VAN DOREN: Not like a heavy industrial.

CHAIRMAN PATTERSON: No, but, you know, like a kitchen or a restaurant or anything.

LIVSEY: Also do like, I don't know if it matters, but I want to do a 1920s like art deco looking building to make it look like it's an old building that's been in the neighborhood forever.

CHAIRMAN PATTERSON: No, I don't think there's any rules regarding that. But, Melane?

RELLA: I just wanted to say that Bob approves. I know he can't vote because he's not here, but he approves of the plan.

CHAIRMAN PATTERSON: Does anyone want to have any more questions or would anyone like to, because then item B is consideration of recommending to rezone that. And then how it works is we make the recommendation to the Town Board. The Town Board has to give the final sign off.

LIVSEY: Okay.

CHAIRMAN PATTERSON: SO, does anyone have any other questions?

WENKE: So, I say we rezone 106 S 7th Street from residential ...

RELLA: Recommend to the Board.

WENKE: Recommend that the Board of Trustees rezone 106 S 7th Street from residential single family, single family to traditional neighborhood.

VAN DOREN: Second.

CHAIRMAN PATTERSON: Motion has been made to second that we make the recommendation to the Town Board to rezone 106 S 7th from residential, single family to traditional neighborhood. Any discussion? All those in favor say aye.

WENKE: Aye.

VAN DOREN: Aye.

CHAIRMAN PATTERSON: Aye.

CHAIRMAN PATTERSON: Okay.

WENKE: Sounds like you're doing it.

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING
-- Page 5 --**

LIVSEY: I'm excited.

WENKE: I definitely like art deco.

CHAIRMAN PATTERSON: Me too.

LIVSEY: I like the style of buildings. I like the architecture and masonry.

CHAIRMAN PATTERSON: Everybody loses that that part of this community that that did exist. Everybody focuses on the 1800s and the railroad and all that.

LIVSEY: There's a little bit of art deco on Tony's Mountain Pizza on the masonry marbling and I really would like to have that architectural aspect added back to the town.

CHAIRMAN PATTERSON: All right.

VAN DOREN: Sounds great. Thanks. Thank you.

(End Verbatim Transcript -Public Hearing Closed)

- b.** Consideration of recommending to the Board of Trustees to rezone 106 South 7th Street from Residential Single Family to Traditional Neighborhood.

ACTION: **Mr. Wenke** moved and **Mr. Van Doren** seconded recommending to the Board of Trustees rezoning 106 South 7th Street from Residential Single Family to Traditional Neighborhood. Motion carried.

- c.** Discuss, consider, and recommend to the Board of Trustees the Master Plan.

Tabled due to the need for another workshop, which was scheduled for October 21, 2024 at 9am.

Mr. Wenke moved, and Mr. Van Doren seconded to adjourn. Motion carried.

ADJOURN

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, OCTOBER 2, 2024
REGULAR MEETING
-- Page 6 --**

Recorded by:
Melane Rella
Deputy Clerk