

**WESTCLIFFE PLANNING COMMISSION**  
**Wednesday, SEPTEMBER 8<sup>th</sup>, 2021**  
**REGULAR MEETING**

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**CALL TO ORDER**

Ms. Snow called the meeting to order at 3:00PM.

**ROLL CALL**

**The following members were present:** Ms. Snow, Mr. Fulton, Mr. Van Doren.

**ABSENT:** Chairman Ellison, Mr. Wenke

**PLEDGE OF ALLEGIANCE**

Ms. Snow led the pledge of allegiance.

**OTHERS PRESENT:** Hans Prah1-116 N. 2<sup>nd</sup> Street, Johnathan Sims-7221 S. Albion Street. Centennial, CO. 80122, Tim Broll-110 CR 323 Westcliffe, Town Manager Shank, Wanda Jennings.

**APPROVAL OF MINUTES**

**ACTION:** **Mr. Van Doren** moved and **Mr. Fulton** seconded to approve the August 11<sup>th</sup> Minutes. Motion carried.

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.

**OLD BUSINESS**

**a. Subcommittee Reports.**

Business Façade Grant Program: Mr. Fulton said that they have recommendations and will present it to the planning commission board and then to the Board of Trustees for final approval.

Title 10 Review Committee: Ms. Snow said the committee had not yet meant but will do so the beginning to mid-October in the mornings.

Short-term Rental: Ms. Snow said there was one workshop so far, she will meet with office staff tomorrow to do some in house stuff. Ms. Snow said there will be two (2) more public meetings before their next review.

Master Plan Review Committee: Mr. Van Doren said he was waiting for the ad to go into the newspaper requesting participation from community.

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**NEW BUSINESS**

- a. Discussion and consideration of recommending approving a Use by Special Review Permit for propane storage tanks and subdividing property lying east of the east line of Colorado State Hwy 69 South at mile marker 57, to the Board of Trustees. (Tim Broll)**

Mr. Broll explained to the board he would like to build a facility for storage/delivery of propane tanks and also split the land so other businesses could come in. The board said that they had no problem with the facility going in since it is heavy industrial but subdividing land is another issue. There was concern about where the propane tanks would go, would they be the first thing people see when entering into the town? Mr. Broll said for now it would be the first thing people see when driving by, but he plans on placing the facility towards the middle of the property. The board requested that Mr. Broll have platted plans drawn up regarding subdividing the land into lots and come back before the board so they can review it. This was tabled until Mr. Broll is ready to present his plans to the board.

- b. Discussion and consideration of recommending approving a Use by Special Review Permit to Silver West Feed Store for change to Motel status, to the Board of Trustees. (Byron Elliott)**

Johnathan Sims representing Silver West Feedstore. He explained to the board about adding cabins now and possibly adding more cabins later on. It was requested from Mr. Shank that there should be ADA compliant flat hard surface for people to get to and from the building. A question was asked from a board member wondering if Round Mountain Water and Sewer had been contacted. Hans Prah said that RMWS has come out, measured and that there were no hiccups. Johnathan Sims said that they (Westcliffe Outpost) were doing their do diligent. Hans Prah stated that the Silver West Feedstore Restaurant is a rental (tenant) of the Westcliffe Outpost, which is the overall entire property.

**ACTION:**      **Mr. Fulton** moved and **Mr. Van Doren** seconded to recommend to The Board of Trustee approval of a Use by Special Review Permit to the Westcliffe Outpost for changing to Motel status. Motion carried.

**Public Comment**

None

**Mr. Van Doren** moved and **Mr. Fulton** seconded to adjourn the meeting. Motion carried.

**ADJOURN**

Recorded by:  
Wanda Jennings  
Deputy Clerk