



A regular meeting of the City of Delta Planning Commission was held on Monday, May 2, 2016 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Lynn Williams, Commissioner; Carl Jahn, Commissioner; Virginia Alexander, Commissioner; Mark Lee, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

ABSENT: Richard Simmons, Commissioner; Ginni Selby Commissioner; one vacancy.

GUESTS: Richard William Kramer, Sarah Triantos, Tammra Triantos, Craig Triantos, David Triantos, Rebecca Kramer, Jessyca Woods Barker, Dennis Barker, Jessica Gallob, Rex Carlson, Lu Carlson, Jody K Wilson, Carla Halle, Carmen Huff, Eunice Mendiola, Alice Marie Slanen-Emond.

CHANGES TO THE AGENDA

Election of Chairman and Vice-Chairman was moved to beginning of the meeting.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

Commissioner Williams introduced the agenda item to elect the Chairman of the Planning Commission and called for nominations. A motion was made by Mark Lee, seconded by Carl Jahn to elect Lynn Williams as Chairman of the City of Delta Planning Commission. Commissioner Williams accepted nomination. All voted yes. Motion passed.

Chairman Williams introduced the agenda item to elect the Vice-Chairman of the City of Delta Planning Commission. A motion was made by Carl Jahn, seconded by Virginia Alexander to elect Mark Lee as the City of Delta Planning Commission Vice-Chairman. Commissioner Lee accepted the nomination. All voted yes. Motion passed.

WELCOME TO NEW PLANNING COMMISSION MEMBER

The Planning Commission welcomed Virginia Alexander to the Planning Commission.

MINUTES

A motion was made by Carl Jahn, seconded by Mark Lee to approve the minutes of the Planning Commission held on Monday April 4, 2016 as written. All voted yes. Motion passed.

CITIZEN COMMENTS

None



PUBLIC HEARING ZONING AMENDMENT FOR 618 AND 620 BRIDGE STREET FROM MHR TO I

Chairman Williams opened the public hearing for the zoning amendment at 618 and 620 Bridge Street from MHR (Mobile Home Residential) to I (Industrial).

Glen Black, Community Development Director, informed the Planning Commission that there is one application for three different processes. Mr. Black reviewed the criteria for a zoning amendment and photos of the area requested to be rezoned. Mr. Black stated that staff has received complaints regarding the number of inoperable vehicles at the location. Mr. Black gave some history of the area and stated that it was zoned Industry in 1961 and that at one point there may have been an auto repair or salvage yard operated at the location, but the use had been discontinued for more than six months, so according to the Delta Municipal Code that use is no longer allowed. Staff had contacted the applicants about discontinuing the current use of the property. The applicants chose to submit a zoning amendment request to continue to operate the business at the location.

Mr. Black stated that the Planning Commission should consider the zoning amendment first. If the Planning Commission chooses to recommend the rezone to the City Council, the Planning Commission would then consider the conditional use of the junk yard.

Staff recommends that the zone not be changed.

Sarah Triantos, applicant, stated that she would like to clarify that the property will not be used as a junk yard, it would only be used for storage of the vehicles, for vehicle repair and then for sale at a different location. The Bridge Street property is used only for storage and repair of vehicles.

Residents of the area were concerned about the eyesore of the junk vehicles, rodents, mosquitoes, skunks, feral cats, safety of children, environmental hazards, and abandoned houses.

Rex Carlson, property owner on Vine and Bridge Streets, stated that he did not have a problem with the cars; however he did not want a junk yard. He does want the weeds taken care of and a fence installed. The Planning Commission asked if the cars had a negative effect on his rental business and he stated that it did not.

Mr. Black stated that since the applicant is not asking for a junk yard, a conditional use would not be required because storage of vehicles is allowed in the Industrial zone as a use by right. The Planning Commission could require fencing as part of the performance criteria and place that in the motion. Mr. Black clarified that a junk yard would have to be a conditional use for anyone at anytime.

There was a comment from the Planning Commission that the property does not look like a storage place, it looks like a salvage yard.

Chairman Williams closed public hearing. Chairman Williams stated that the Planning Commission will make a recommendation to the City Council and that City Council will make the final decision. Additionally, Chairman Williams stated that the Planning Commission cannot take any new information at this time. Ms. Williams informed the residents that the Planning Commission members would discuss the item and make a motion.



The Planning Commission discussed that storage of the vehicles would be allowed, but that there should be specific criteria regarding fencing/screening.

A motion was made by Mark Lee, seconded by Carl Jahn to recommend approval to the City Council the zoning amendment for 618 and 620 Bridge Street from MHR (Mobile Home Residential) to I (Industrial) with the requirement that the boundaries on the streets and other residential areas have privacy fencing. All voted yes. Motion passed.

PUBLIC HEARING CONDITIONAL USE FOR 618 AND 620 BRIDGE STREET OPERATION OF A JUNK YARD

Sarah Triantos, applicant – requested that the Planning Commission withdraw the request for the conditional use.

The item was withdrawn.

PUBLIC HEARING VARIANCE FOR 618 AND 620 BRIDGE STREET FOR FENCE HEIGHT

Glen Black, Community Development Director, stated that a variance is not required in Industrial Zone for a 10' fence.

Additionally, Mr. Black informed the Planning Commission and the applicant that the City Council will consider the zoning amendment at the May 17, 2016 City Council meeting.

COMMISSIONER COMMENTS

Mr. Black answered general questions about enforcement of the sign code and other nuisances. Mr. Black stated that the goal is to get compliance and that as long as there is progress the City tries to work with the property owners.

STAFF COMMENTS

The Planning Commission members congratulated Chairman Williams and Vice-Chairman Lee on their appointments

ADJOURNMENT

A motion was made by Carl Jahn to adjourn the regular Planning Commission meeting. The meeting was adjourned at 7:27 p.m. with no further action taken.

Sharleen R. Walker, Planning Technician