



A regular meeting of the City of Delta Planning Commission was held on Monday, June 6, 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, Chairman; Mark Lee, Vice-Chairman; Carl Jahn, Commissioner; Ginni Selby, Commissioner; Richard Simmons, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

ABSENT: Virginia Alexander, Commissioner; one vacancy.

GUESTS: Mr. and Mrs. Robert M. Johnson.

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES

A motion was made by Carl Jahn, seconded by Ginni Selby to approve the minutes of the Planning Commission held on Monday, May 2, 2016 as written. All voted yes. Motion passed.

CITIZEN COMMENTS

None.

PUBLIC HEARING INITIAL ZONING OF THE NIELS ADDITION 2125 AND 2127 PIONEER ROAD

Chairman Williams introduced the agenda item and opened the public hearing.

Glen Black, Community Development Director, informed the Planning Commission that the City Council will hold a hearing on the annexation of the Niels Addition on June 20, 2016 and will be looking for a recommendation for zoning at that time. Mr. Black stated that based on the current use of the property staff is recommending zoning the property R-3 because there are six units on the property. The property had a septic system that failed last year, so the applicant signed an annexation agreement, paid the fees and hooked up to the city sewer. Additionally, Mr. Black stated that the R-3 zone has less density than the R-4 zoning district.

The Planning Commission asked for clarification if zoning the property R-3 would open the door for more R-3 zoning in the area. Staff stated that it would, however the zoning of the property should match what exists.

Robert M. Johnson, owner of 2165 Pioneer Road, informed the Planning Commission that he does not want his property annexed to the City of Delta. The Planning Commission and staff informed Mr. Johnson that his property was not part of the Niels Addition, so that was not an issue at this point.

Chairman Williams closed the public hearing.



The Planning Commission discussed the zoning request including that the property already is receiving city sewer services and the current density of the property.

A motion was made by Mark Lee, seconded by Ginni Selby to make a recommendation that the City council zone the Niels Addition as R-3. All voted yes. Motion passed.

COMMISSIONER COMMENTS

None.

STAFF COMMENTS

Glen Black, Community Development Director, informed the Planning Commission that the City Council will consider the annexation and zoning of the Niels addition on June 20, 2016.

Mr. Black stated that O'Reilly Auto Parts at 211 Highway 92 is under construction.

ADJOURNMENT

A motion was made by Carl Jahn, seconded by Richard Simmons to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 6:47 p.m. with no further action taken.

Sharleen R. Walker, Planning Technician