

**Minutes**  
**Planning Commission Regular Meeting**  
**Town of Paonia, Colorado**  
**April 10, 2019**

**RECORD OF PROCEEDINGS**

The Regular Meeting of the Planning Commission held Wednesday, April 10, 2019, was called to order at 5:58 PM by Chairperson Barbara Heck, followed by the Pledge of Allegiance.

**Roll Call:**

Commission members present were as follows:

Chair Barbara Heck  
Commissioner Lucy Hunter  
Commissioner Monica Foguth  
Mayor Charles Stewart  
Trustee William Bear

Town Staff present were as follows:

Administrator Ken Knight  
Deputy Clerk Amanda Mojarro

A quorum was present, and Chairperson Barb Heck proceeded with the meeting.

**Approval of Agenda**

Motion made by Mayor Stewart, Supported by Commissioner Hunter to approve the agenda.

**Unfinished Business**

**Minutes – March 06, 2019**

Motion made by Mayor Stewart, Seconded by Trustee Bear to approve minutes with corrections.  
Motion carried unanimously.

**Public Hearing: 120 North Fork Avenue – Non-Conforming Lot**

Chairperson Barbara Heck opened the meeting to discuss, Mr. Mike Gruenefeldt's variance of a non-conforming lot.

Administrator Knight read off the staff notes. Mr. Gruenefeldt did not meet the (12) twelve-month time frame to replace the mobilome he removed.

Mr. Gruenefeldt stated the he bought the lot with a 1982 (14) fourteen feet wide and (70) seventy feet long mobile home in June of 2015.

Administrator Knight read municipal code sec 16-13-10 objectives of non-conforming lot to the planning committee.

Points Informed to Committee:

- Lot is too small to build.
- 12 Month time frame to replace mobile home was not met.

Discussion ensued that the new build would be on the envelope of the old building.

Mr. Gruenefeldt communicated the new build he is considering building at 120 North Fork Ave would be (1) one story with a loft structure that would be (650) six hundred fifty square feet.

Discussion ensued regarding the Union Pacific Railroad right away. Mr. Gruenefeldt communicated that (50) fifty feet from the center of the railroad tracks is considered railroad right-of-away.

Discussion ensued on plan B be used only if plan A didn't get approved by the planning board.

Mr. Gruenefeldt communicated that plan B would be to merge both of his lots 116 North Fork Ave and 120 North Fork Ave.

Discussion points regarding combining both parcels:

- Requires a variance to merge lots
- Requires to Re – Zone to R-3

Motion by Mr. Stewart supported by Ms. Hunter to recommend to the Board of Trustees approval of Mr. Gruenefeldt's variance application. Motion carried unanimously

### **Public Hearing: 332 Onarga Avenue – Non-Conforming Fence**

Administrator Knight read staff notes regarding Jeff Skeels non-conforming (8) eight-foot fence along with municipal code sec 18-19-20 Swimming pools, hot tubs and Jacuzzis.

Discussion ensued about the definition of the art wall as a fence inside of the perimeter, adjacent to the fence.

Discussion point:

- Art wall is in line with the house, has ability to have a taller structure
- Code is conflicting with the height of the art wall
- Moving art wall back, is it legal and appropriate with the code

Motion by Ms. Hunter supported by Mr. Stewart to recommend to the Board of Trustees approval of Mr. Skeels variance application. Motion carried unanimously

### **Public Hearing: 511 Box Elder Avenue – Home Occupancy**

Administrator Knight read staff notes, with no issues to report.

Concerns regarding traffic and signage, Ms. Bachran communicated only the normal traffic flow and no signage will be placed out side of residence.

Motion by Mr. Bear supported by Mr. Stewart to recommend to the Board of Trustees approval of Ms. Bachrans special use permit application. Motion carried unanimously

### **Adjournment**

Motion by Mr. Stewart supported by Mr. Bear to adjourn the meeting. Motion carried unanimously.

The meeting was adjourned by Ms. Heck at 6:55 pm

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Amanda Mojarro, Deputy Clerk

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Barbara Heck, Chairperson