

Minutes
Planning Commission Regular Meeting
Town of Paonia, Colorado
February 5, 2019

RECORD OF PROCEEDINGS

The Regular Meeting of the Planning Commission held Tuesday, February 5, 2019, was called to order at 6:30 PM by Chairperson Barbara Heck, followed by the Pledge of Allegiance.

Roll Call:

Commission members present were as follows:

Barbara Heck
Lucy Hunter
Bill Bear
Charles Stewart
Monica Foguth

Town Staff present were as follows:

Administrator Ken Knight
Town Clerk Corinne Ferguson
Deputy Clerk Amanda Mojarro

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

Approval of Agenda

Motion by Mr. Stewart, supported by Chairperson Barb Heck to approve the agenda as presented. Motion carried unanimously.

Unfinished Business

Minutes – January 15, 2019

Motion by Mr. Bear, supported by Mr. Stewart to accept the planning commission minutes for – January 15, 2019, as presented. Motion carried unanimously.

Home Occupancy Permit – Knuston – 401 Vista Drive

Chairperson Barbara Heck opened the meeting to discuss Mr. Knutson's home occupancy permit for 401 Vista Dr.

Administrator Knight read the administrator notes to the planning commission there were (2) two positive (0) zero negative comments regarding Mr. Knutson's home occupancy permit. The application was received in a timely manner, fees were all paid, publication and notices were all met by Mr. Knutson. Mr. Knight communicated that staff reviewed Mr. Knutson's application, there were no issues.

Discussion ensued concerns with Mr. Knutson's home occupancy permit for his Human resource consulting and executive business at 401 Vista Drive use for office space and client meetings.

Points of Concern:

- Parking
- Hiring an Employee
- Outside wall mounted business sign

Motion by Ms. Hunter, supported by Mr. Bear to approve with Recommendation to approve Mr. Knutson's Home Occupancy Permit for 401 Vista Drive, by the Town Board.

Special Use Permit - Zimmer - 397 Clark Avenue # A

Chairperson Barbara Heck continued with next business item, Mr. Zimmer's special use permit to manufacture pottery at - 397 Clark Avenue # A.

Administrator Knight read off the administrator notes to the planning commission regarding Mr. Zimmer's special use permit for making pottery at 397 Clark Avenue # A. Informing that there were (0) zero complaints and (0) zero comments.

Mr. Zimmer was absent, and no one was there to represent for the meeting. Town Clerk Corinne Ferguson contacted Mr. Zimmer to inform him about the meeting. It was asked by Mrs. Ferguson to continue the meeting in his absence, Mr. Zimmer responded that he was comfortable to continue.

Discussion ensued about how manufacturing pottery would have an impact on the surrounding neighborhood.

Discussion points:

- Multiple uses not just manufacturing
- Requesting to sale as retail
- Noise while manufacturing pottery
- Water pollution
- Traffic and Parking

Public discussion ensued of the health and safety impact regarding Mr. Zimmer's special permit use for the manufacturing of pottery. With (1) one Aye and (2) Nays

Public discussion point:

- Expanding of gas kilns to the outside
- The need for a clay trap
- Gas fumes from the metals and powders that come from the manufacturing of pottery

Traffic flow was a considerable discussion point, Chairperson Barb Heck requested the (2) two meeting minutes for Silver Leaf on what the board approved regarding traffic flow.

Mr. Knight informed the planning committee about the cease and desist order that was sent to Mr. Zimmer regarding the manufacturing of pottery at 397 Clark Avenue # A, last (2018) year. Since then there has been no known manufacturing of the pottery.

Discussion ensued with much deliberation regarding Mr. Zimmer's special use permit for manufacturing pottery at 397 Clark Avenue # A, concluded that Mr. Zimmer's presence is essential in clarifying the manufacturing pottery process.

Motion by Mr. Bear, supported by Mr. Stewart to continue to another date. Motion carried with (1) One Nay and (4) Four Ayes.

Public Notice meeting for March 06, 2019, posting requirements, meeting the timeline of the (15) fifteen days and fees must be met and paid in full by Mr. Zimmer.

Adjournment

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

The meeting was adjourned by Ms. Heck at 7:16 pm

_____/s/_____
Amanda Mojarro, Deputy Clerk

_____/s/_____
Barbara Heck, Chairperson