

Minutes
Planning Commission Regular Meeting
Town of Paonia, Colorado
March 06, 2019

RECORD OF PROCEEDINGS

The Regular Meeting of the Planning Commission held Wednesday, March 6, 2019, was called to order at 6:01 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

Absent commission members were as follows:

Monica Foguth

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 by Mr. Stewart, supported by Ms. Hunter to approve the agenda as presented. Motion carried unanimously.

Unfinished Business

Minutes – February 5, 2019

Motion by Ms. Hunter, supported by Mr. Bear to accept the planning commission minutes for – February 5, 2019, as presented. Motion carried unanimously.

Special Use Permit - Zimmer - 397 Clark Avenue # A

Chairperson Barbara Heck opened the meeting to discuss, Mr. Zimmer's special use permit to manufacture pottery at - 397 Clark Avenue # A.

Administrator Knight read off the administrator notes, informing the planning commission members regarding the business that was happening in the residential area at 397 Clark Avenue # A.

Points Informed to Committee:

- I-1 zone requires a special use permit.
- Duration of the manufacturing of the pottery not being recognizable.
- Tenant advertised on Facebook a pottery one-day class.
- The town became aware and informed owner of the requirement that needed to be met.

Discussion ensued the potential impact in the air and water quality, due to potential use of toxic materials during the manufacturing process of pottery.

Mr. Zimmer communicated to the committee members that he is not familiar with the process and assured that the air and water quality is considered not to be impacted. Mr. Zimmer's tenant communicated to the committee members there are no toxic materials being used in the process of manufacturing pottery and clay traps have been placed.

Motion by Mr. Stewart withdrawn by Mr. Stewart to recommend to the Board of Trustees approval of the special use permit to manufacture pottery at 397 Clark Avenue # A.

Motion by Mr. Stewart supported by Mr. Bear to recommend to the Board of Trustees approval of the artistic manufacturing of pottery at 397 Clark Avenue # A. Motion carried unanimously

Discussion ensued with much deliberation regarding traffic at 397 Clark Avenue # A and the impact in the surrounding residential area would have.

Traffic Impact Discussion Points:

- Curve cut off warehouse B concerns
- Heavy traffic on Minnesota Rd. and Clark Rd
- Two-way traffic between Minnesota Rd and Clark Rd
- Protection and maintenance of the East side of the Minnesota Rd sidewalk
- Placement of a traffic control sign

Discussion ensued regarding the times and how often workshops will be conducted at 397 Clark Avenue # A warehouses. Mr. Zimmer communicated the time of these workshops would be during evenings and weekends. The warehouse contains (5) five kiln wheels, the use of these wheels is (1) one person per kiln wheel a total of (5) five people attending the workshop.

Motion by Mr. Stewart, supported by Mr. Bear to recommend to the Board of Trustees the approval of a workshop limit of (5) five students (3) three times per month. Motion carried unanimously

Discussion ensued concerning the retail sales use in an area zone containing commercial activities.

Discussion Points:

- Kiln opening parties
- Creating a retail center
- The frequency of retail sales

Motion by Mr. Bear supported by Mr. Stewart to recommend to the Board of Trustees approval of an approach apron and traffic control sign at the intersection of Minnesota Avenue curb cut. Motion carried unanimously

Motion by Mr. Stewart supported by Ms. Hunter to recommend to the Board of Trustees approval of limited retail sales activity with limits being determined by the Board of Trustees. 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 6:54 pm

Amanda Mojarro, Deputy Clerk

Barbara Heck, Chairperson