

PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MARCH 1, 2022

1. The regular meeting was called to order at 6:30 p.m. and was opened with the Pledge of Allegiance. Commission members present were Chairperson Robert Rime, Vice-Chairperson Rebecca Levy, Commissioner Lance McDaniel, and Commissioner Jim Skvorc. Commissioner Stephen Candelaria was absent. City staff present included Contract City Planner Nancy Dosedall, Director of Economic & Community Development Rachael Marchbanks, Mayor Mike Lavey, and Deputy City Clerk Cheryl Lindquist. There were 2 people in attendance.
2. APPROVAL OF REGULAR MEETING MINUTES for January 4, 2022 as there was not a meeting in February.

Commissioner McDaniel moved that the minutes of January 4, 2022, be approved.  
Commissioner Skvorc seconded the motion and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Absent	Yes	Yes	Yes

3. UNFINISHED BUSINESS

- a. Election of Officers:

Chairman Rime called for election and announced he would be open to remain Chairman. Commissioner Skvorc nominated Commissioner Rime for Chairman, seconded by Commissioner McDaniel. Chairman Rime was unanimously re-elected. Commissioner McDaniel nominated Commissioner Levy to remain Vice-Chairman with Commissioner Skvorc seconding. The vote was unanimous and Commissioner Levy was re-elected Vice-Chairman.

- b. Presentation of Accessory Dwelling Units (ADU) by Contract City Planner Nancy Dosedall: Commissioner Skvorc made a motion to have this discussion moved to a Workshop on April 12, 2022, beginning at 5:00 p.m. in the Training Room at City Hall. Commissioner McDaniel seconded the motion with a unanimous vote to move the presentation to a workshop on April 12<sup>th</sup> at 5:00 p.m.

4. PUBLIC HEARING – A Public Hearing for Popeyes Louisiana Chicken Site Development Plan presented by Contract City Planner Nancy Dosedall. Contract City Planner Dosedall stated the project meets all the requirements including parking and landscaping. The Commissioners had many questions regarding the access, drainage, lighting, delivery schedule, soil, elevation, dumpsters, and CDOT. Questions were answered by Douglas Mize Jr. with Souder Miller, and Ryanne Sass, Vice-President of Pre-Development, Plaza Street Partners.

Commissioner Skvorc made the motion to recommend that Council approve the site development plan for Popeyes Louisiana Chicken on property located at 330 South Broadway, in the Commercial Highway (C) zone, as submitted by Plaza Street Fund 211, LLC, DBA Plaza Street Partners, through P&Z Resolution #1, Series 2022, with 4 conditions.

Commissioner McDaniel seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Absent	Yes	Yes	Yes

5. **NEW BUSINESS** – Commissioners chose to review the seven Montezuma County projects then make their decision on the discussion items. They agreed to submit five of the seven Montezuma Counties projects with no comments. But they were concerned with two projects submitted.

- a. Commissioners requested staff write a letter to the Circle Z project managers suggesting they participate in their proportionate share of the cost for future road improvements on Rd G to Rd F where the project is being done.
- b. The Hooten project brought many concerns regarding the non-conformance of the request to the Master Street Plan. Since the Commissioners did not receive an actual plat to confirm if there were easements or not complicated the facts. The Commissioners were concerned if the easement wasn't addressed now, future development could be hindered. Because of the non-compliance of the Master Street Plan the Commissioners agreed to recommend Montezuma County does not approve the request for the Hooten Subdivision and Re-Zoning.

6. **OTHER ITEMS OF BUSINESS**

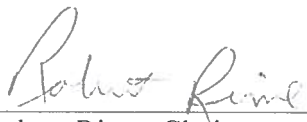
- a. Building Permits for January 2022

7. **CITIZEN PARTICIPATION** - none

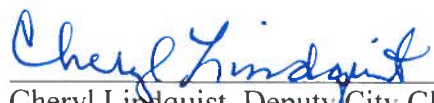
8. **ADJOURNMENT**

Commissioner McDaniel moved that the meeting be adjourned at 7:30 p.m.  
 Commissioner Skvorc seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Absent	Yes	Yes	Yes

  
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 Robert Rime, Chairperson

ATTEST:

  
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 Cheryl Lindquist, Deputy City Clerk