



Town of Ignacio
Planning Commission Meeting Minutes

Wednesday, April 10, 2019 – 6:00 p.m.

Abel F. Atencio Municipal Room, 570 Goddard Ave., Ignacio, CO 81137

I. Call to Order

Chairman Craig called the meeting to order at 6:02 PM.

II. Roll Call

Present: Chairman, Clark Craig; Bill Baird, Member; Teresa Campbell, Member; Dixie Melton, Town Board Representative (arrived at 6:04 PM). Mark Garcia, Town Manager.

Absent: Gina Schulz, Member; Pete Vigil, Member.

Guests: James Brown; Mandy Brown; Sharon Craig, Trustee.

III. Public Comments:

Chairman Craig called for Public Comment. Mr. Brown, 510 Arboles Street, stated that he had a couple of questions. He asked about the fact that the agenda only has approval of the March 13 minutes; are the March 27 minutes not prepared for approval yet? Mr. Craig explained the difference between the Meeting and Work Sessions; there is a report generated from the Work Session, but no action is taken on these because it was a work session that is separate from a Meeting. Mr. Brown asked if anyone was keeping record of the items that were discussed at the work session that needed follow-up. Mr. Craig assured him there is a list being kept.

IV. Approval of Agenda

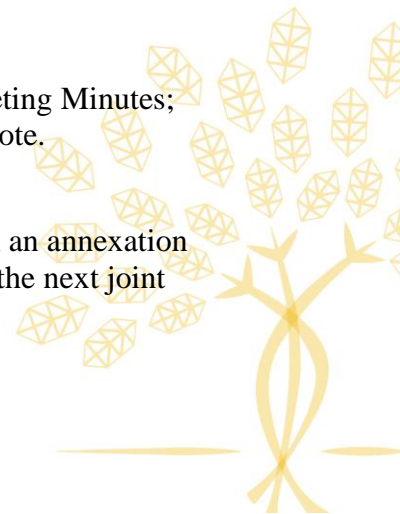
Action: Mr. Baird moved to approve the Agenda; Ms. Campbell seconded. The motion passed unanimously by voice vote.

V. Approval of Minutes – March 13, 2019

Action: Ms. Campbell moved to approve the March 13, 2019 PC Meeting Minutes; Mr. Baird seconded the motion, and it passed unanimously by voice vote.

VI. Staff Report & Permit List

Mr. Garcia gave an update on the progress with the School District on an annexation agreement; it has all been positive. There is still work to do be done; the next joint





work session with the Town Board and School District will be on May 9. CR 320 annexation is now completed.

Mr. Garcia gave an update on the Walker Subdivision and Annexation process as well as the potential Subdivision and Annexation of the property on Romero Avenue that used to belong to Ignacio Community Church.

Mr. Garcia stated that work with CDOT continues on the Becker/Goddard intersection. CDOT will pay for the traffic count; the traffic count will be done before school is out for the summer. If traffic counts warrant a fully signalized intersection, the Town will approach the School District about splitting the cost that CDOT does not cover.

Mr. Garcia stated that the Entry Signage for the North and South ends of Town is still in process; he will give an update when he has more information.

Mr. Garcia stated that the Town is working on replacing some water line on El Paso and Becker Street that is asbestos-coated as well as some PRV work.

Mr. Garcia stated there has not been much building permit activity.

VII. Old Business

a. Annexations – Update

Mr. Garcia stated that he covered this in his staff report.

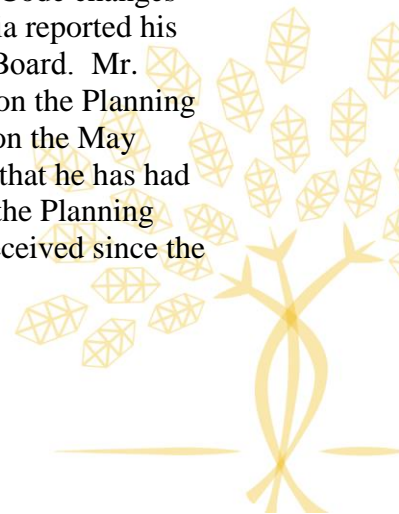
b. Municipal Code Update – March 13 and March 27 Work Session Report

Mr. Garcia stated that this will be addressed during the Work Session.

VIII. New Business

a. Planning Commission Appointments

Mr. Garcia stated that there are potential changes in the Land Use Code that would change the makeup of the Planning Commission and Board of Adjustment. Mr. Garcia stated that his recommendation at the last PC Regular Meeting was to hold off on appointing any new members until after the Land Use Code changes are complete; the Planning Commission had concurred. Mr. Garcia reported his recommendation and the PC Members' concurrence to the Town Board. Mr. Garcia is now recommending that, since Ms. Campbell is already on the Planning Commission and her current term expires in June, that she be put on the May Town Board agenda for reappointment. Mr. Garcia further stated that he has had a conversation with Mr. Vigil and he has officially resigned from the Planning Commission. An application for the Planning Commission was received since the





day after the March Planning Commission Meeting, submitted by Ms. Mandy Brown who currently serves on the Board of Adjustment.

Questions were raised about waiting to appoint members to the Planning Commission until after the draft code is approved and/or modified and also about some of the language in the draft code. Mr. Garcia clarified that all of the language in the draft code is just that – a draft – and that the Commissioners will have opportunity to review it all prior to making a recommendation to the Board of Trustees; nothing is set in stone. He further explained that having a business owner on the Planning Commission is a suggestion that is based on the fact that a lot of business owners are at least equally invested in the success of the community as a resident is; if the draft language is agreed upon by the Commission and submitted to the Town Board for review, there is provision that the business owners would not have a majority vote. Ms. Dosdall stated there are two good reasons to allow business owners to sit on the Planning Commission: most small towns struggle to get people to volunteer; this is an advisory body only, and it can be good to have the opinion of a business owner who is affected by these Codes and has a vested interest in the success of the community.

Mr. Craig stated that, with Mr. Vigil’s resignation from the Planning Commission, there is an opening for a Commissioner and an Alternate (Mr. Manley still holds an Alternate position at this time).

Action: Ms. Campbell moved to recommend Mandy Brown to the Town Board for appointment as a member of the Planning Commission (to fulfill Mr. Vigil’s term, not as the second alternate). Mr. Baird seconded the motion. The motion passed by voice vote.

Ms. Brown expressed appreciation for the recommendation.

IX. Other Business

None

X. Adjourn

Being no further business before the Planning Commission, Chairman Craig adjourned the meeting at 6:55 PM.

The next regularly scheduled meeting will be on May 8, 2019 at 6PM in the Abel F. Atencio Community Room at Town Hall, with a work session immediately following.

