

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO – A TOWN  
November 12, 2013**

REGULAR MEETING

The Planning and Zoning Commission of the City of Creede – a Town, County of Mineral, State of Colorado, met in the Creede Town Hall at the hour of 5:30 p.m. There being present at the call of the roll the following persons:

COMMISSIONERS PRESENT: Eric Grossman, Kay Wyley, Lauri Jordan  
COMMISSIONERS ABSENT: Rex Shepperd, Frank Freer

Commissioner Jordan, presiding, declared a quorum present:

Those members of staff also present were as follows: Clyde Dooley, Town Manager  
Randi Snead, Town Clerk/Treasurer

AGENDA

Commissioner Grossman moved and Commissioner Wyley seconded to approve the agenda as presented. The vote was unanimous. Commission Chair Jordan declared the motion carried.

CONSENT OF OCTOBER 8, 2013 MINUTES

A mistake was identified in the October 8, 2013 minutes. Commissioner Grossman moved and Commissioner Wyley seconded to approve the October 8, 2013 minutes as amended. The vote was unanimous. Commission Chair Jordan declared the motion carried.

NEW BUSINESS

REQUEST FOR BARRIER ON CITY PROPERTY

Ken Leggitt was available to explain his project and answer questions. He planned to build a barrier alongside Loma partially on the city right-of-way to prevent traffic from colliding with his property. Commissioner Wyley moved and Commissioner Grossman seconded to recommend that the Board of Trustees approve the project contingent upon receiving a design and draft and Public Works review. The vote was unanimous. Commission Chair Jordan declared the motion carried.

SMALL TRACTS ACT

Manager Dooley updated the Commission regarding plans to pursue a Small Tracts Act property exchange to alleviate easement concerns near the Cemetery. A letter had been sent and a response was expected soon.

REVIEW + ACTION/DIRECTION COMMERCIAL BUILDING PERMIT—KIP'S GRILL

Manager Dooley shared some concerns with the planned building at Kip's Grill. The design showed a non-existent sidewalk on 5<sup>th</sup> Street and it wasn't clear if the building would encroach on city property. The Commission advised Dooley to send a letter clarifying these concerns. Commissioner Grossman moved and Commissioner Wyley seconded to direct Manager Dooley to process Kip's Grill Building Permit 13-15 by Creede Building Inspector Review contingent upon satisfactory clarification of property lines and sidewalk. The vote was unanimous. Commission Chair Jordan declared the motion carried.

SETBACK VARIANCE REQUEST – AVERY AUGUR

The applicant was not available to answer questions or explain his proposal. Staff is currently researching the correct process for variance requests.

ONGOING BUSINESS

ADDRESS ALLEY ACCESS THROUGH BLOCKS 47, 48, 49, 50

A Special Improvement District may be required to develop access to these properties. It isn't clear which property owners are interested in the project. The Commission directed Dooley to draft a letter to send to the property owners for review at the next regular Planning & Zoning meeting.

ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Wyley moved and Commissioner Grossman seconded that the meeting be adjourned at 6:34 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

                  /Randi Snead/  
City Clerk/Treasurer