

**PLANNING & ZONING COMMISSION  
CITY OF CREEDE, COLORADO - A TOWN  
April 15, 2014**

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: Rex Shepperd, Eric Grossman (by phone), Kay Wyley, Lauri Jordan, Frank Freer (arrived 5:33 p.m.)

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

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

CONSENT OF MARCH 11, 2014 MINUTES

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Minutes of March 11, 2014 were not provided in the packet material and approval was tabled to the May 13, 2014 Planning & Zoning meeting.

OLD BUSINESS

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DOWNSTREAM GAS CLARIFICATION

The Creede Building Inspector, Ramona Weber, and the contractor for the Downstream Gas renovation, Dick DePriest, were available to answer questions regarding the remodel. Changes from the original remodel plans as reviewed by the Planning & Zoning Commission February 11, 2014 were discussed. No recommendations were made by the Commission.

BIERNAT ENCROACHMENT AGREEMENT RECCOMENDATION

Manager Dooley reviewed the details of the encroachment with the Commission. Commissioner Freer moved and Commissioner Wyley seconded to recommend that the Board of Trustees approve the Biernat Encroachment Agreement as presented. Commissioner Grossman requested more discussion and asked that the agreement be amended to allow future boards to discontinue the agreement. Manager Dooley offered to contact the attorney to add a termination clause to the contract. Commissioner Freer moved and Commissioner Shepperd seconded to amend the motion to include the amendment. The vote was unanimous. Commission Chair Jordan declared the motion carried.

TRACT 16R REPLAT RECCOMENDATION

Mayor Dooley reviewed the details of the replat of city property in North Creede. Commissioner Freer moved and Commissioner Grossman seconded to recommend that the Board of Trustees move forward with the replat of Tract 16R in North Creede. There were four yes votes and one no vote (Shepperd). Commission Chair Jordan declared the motion carried.

OLD FIREHOUSE RECCOMENDATION

Commissioner Grossman moved and Commissioner Freer seconded to recommend that the Board of Trustees move forward with the replat of the Old Firehouse. The vote was unanimous. Commission Chair Jordan declared the motion carried.

BIRDSEY REPLAT UPDATE

Dooley explained to the Commission that a replat had been approved by the Board of Trustees in 2005, but that the required documents had not been executed. Dooley is recommending a repeat of the process to correct the replat but is currently waiting for a response on the situation from our attorney before proceeding.

#### SIMON REPLAT UPDATE

Dooley updated the Commission on the Simon replat in North Creede and described the land transfers that would take place. Commissioner Freer moved and Commissioner Wyley seconded to recommend that the Board of Trustees moved forward with the replat as illustrated. There were four yes votes and one abstention (Grossman). Commission Chair Jordan declared the motion carried.

#### BEE MCLURE ANNEXATION UPDATE

Mineral County requested that the City request an annexation of several roads in Creede America. Upon requesting the annex, the county declined to assist with costs, and at this time any benefit of annexing the roads is unclear. The matter was tabled pending further discussion with County officials.

#### RIO GRANDE AVENUE MAP DISCUSSION

Manager Dooley informed the Commission that the Town Engineer would be available during the next Planning & Zoning meeting for questions and discussion of the Rio Grande Avenue property. The Commission tabled the discussion to May 13, 2014.

#### ADJOURN

There being no further business to come before the Planning and Zoning Commission at this time, Commissioner Shepperd moved and Commissioner Freer seconded that the meeting be adjourned at 6:30 p.m. The vote was unanimous. Commission Chair Jordan declared the motion carried.

Respectfully submitted:

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*/Randi Snead/*  
Randi Snead  
City Clerk/Treasurer