



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENTS

Tuesday, June 29, 2021

Chair Marantino called the Regular Planning Meeting and Board of Adjustment to order at 7:00 p.m.

Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance.

MEMBERS PRESENT AT ROLL CALL

Marantino, Caldwell, Rogers, Steffen, and Damuth

Commissioner Caldwell moved to **EXCUSE** Commissioner Pettinger, Commissioner Roberts and Commissioner Villasenor from the June 29, 2021 meeting; *Commissioner Rogers* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Steffen, Caldwell, Rogers and Damuth

Damuth will be a voting member for the meeting

OTHERS PRESENT

Planning Director Patrick Waller, Administrative Assistant Charlotte Squires, City Attorney Richard Peterson-Cremer, Chanel 10 Salvador Tovar-Guzman, Kate Owens, Erika Fratzke, Chad Cope

APPROVAL OF MINUTES

Commissioner Damuth moved to **TABLE** May 25, 2021 Regular Planning Meeting Minutes to the July 27, 2021 meeting *Commissioner Rogers* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Caldwell, Rogers, Steffen, and Damuth

2020-022 ZONING VARIANCE 317 WEST AVENUE

The Vice Chair called the Applicant(s) Kate Owens

Confirmed Public Notice was met

PURPOSE

The applicant, Owens Real Estate Enterprises LLC, requests a variance from the rear yard setback requirement for an expansion of the existing Veterinary Clinic at 317 West Avenue. The request is for a 5' setback, reduced from the 8' setback required by code.

APPLICANT PRESENTATION

Ms. Owens shared they have been at their current location for over 20 years and to continue to grow more space is needed. The lot is a difficult lot to expand on, unable to expand on either side that leaves the rear of the property for expansion. They are looking at adding a two (2) story addition to the back of the existing building, and even if three (3) feet doesn't seem like a lot with a small addition that three (3) feet would make or break adding the addition. If they are not able to build the addition they will have to look for another location and would prefer to stay where they have been established for over 20 years.

STAFF REPORT

Planning Director Patrick Waller went through the Staff Report and explained the findings. Staff recommends that the Board of Adjustment APPROVE Variance 2021-022.

COMMISSION QUESTIONS AND COMMENTS No Comments

PUBLIC COMMENT:

Chair Marantino asked if anyone else in the audience want to address this issue. Seeing no one else the public hearing was closed.

COMMISSION DISCUSSION:

Commissioner Rogers shared she would like to see them stay in the downtown area. They are a huge asset to the downtown.

Chair Marantino shared he agrees it is nice having them in the walking distance of the downtown business.

Motion Made:

Commissioner Caldwell moved to **APPOVE** Zoning Variance to allow the 5’ set back with all Staff’s Recommendations. *Commissioner Steffen* seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: Yes: Marantino, Steffen, Caldwell, Rogers and Damuth

COMMENTS AND ADJOURNMENT

Commissioner Rogers shared check out the New Ute Theater web page for the lineup of events. The Famer’s Market is up and going, stop by and check out the booths or website.

Planning Administrative Assistant Squires shared there is still a vacant position on the Planning Commission Board; if you are interested please submit your interest to the City of Rifle.

The meeting was adjourned at 7:25 p.m.

Dustin Marantino, Chairman

Date

Signed Copy on file

Charlotte Squires, Planning Administrative Assistant

Date