



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSMENT

September 26th, 2023

Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance. Meeting initiated at 7 p.m.

MEMBERS PRESENT AT ROLL CALL

Present: Marantino, Caldwell, Rodas, Rogers, Carter, Dow & Steffen

Absent: Villasenor and Roberts

Commissioner Caldwell moved to **EXCUSE** *Commissioner Villasenor and Commissioner Roberts* from the September 26th, 2023 meeting; *Commissioner Steffen* seconded the motion. The motion **CARRIED** with all votes in favor.

OTHERS PRESENT: Planning Director Patrick Waller, Senior Planner Geir Sverdrup, City Attorney Lawrence Bond, Administrative Assistant Kara Fine, Brandi Kaufmann, Paul Kaufmann

APPROVAL OF MINUTES

Commissioner Rogers moved to **APPROVE** the June 27, 2023 Regular Planning Meeting Minutes with changes and the July 25th, 2023 Regular Planning Meeting Minutes; *Commissioner Carter* seconded the motion and the motion **CARRIED** with all votes in favor.

2023-024 VARIANCE REQUEST – TRACTOR SUPPLY FENCE

Request approval of Variance request for an 8' tall chain-link fence

Chair Marantino Confirmed Public Notice was met

Chair Marantino Called the Applicant: Adam Bodiker from Texas NH Management LLC joined via zoom

STAFF REPORT

Senior Planner Geir Sverdrup shared the staff report. He identified staff concerns and findings. Staff recommends that the Board of Adjustment approve Variance Request 2023-024.

APPLICANT PRESENTATION

Adam Bodiker discussed how increasing the height of the fence will help improve security and safety.

PUBLIC COMMENTS:

Chair Marantino opened the public hearing and asked if anyone in the audience wished to comment on the agenda item.

Seeing no one, public comments were closed.

COMMISSION DISCUSSION

There was discussion between Staff, Commissioners and applicant

Chair Marantino asked for a motion

Commissioner Steffen moved to **APPROVE** 2023-024 Variance Request Tractor Supply Fence
Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

ROLL CALL: YES: Marantino, Caldwell, Rogers, Steffen, Dow, Rodas and Carter
NO:

2023-026 TEXT AMENDMENT – SIGN CODE

Request a recommendation of approval for amendment to Rifle Municipal Code for temporary signs and sign definitions

Chair Marantino Confirmed Public Notice was met

Chair Marantino Called the Applicant: City of Rifle

STAFF REPORT

Senior Planner Geir Sverdrup shared the staff report. He identified staff concerns and findings. Staff recommends a continuance of Text Amendment 2023-026 to the November 7th meeting.

PUBLIC COMMENTS

Chair Marantino opened the public hearing and asked if anyone in the audience wished to comment on the agenda item.

Paul Kaufmann discussed how the current sign code affects the flow of traffic to his business, Timberline Sports.

COMMISSION DISCUSSION

There was discussion between Staff and Commissioners.

Chair Marantino asked for a continuance of Text Amendment 2023-026 – Sign Code to the November 7th Planning Meeting.

Commissioner Dow moved to **CONTINUE** 2023-026 Text Amendment – Sign Code to the November 7th Planning Meeting. *Commissioner Rodas* seconded the motion. The motion **CARRIED** with all votes in favor.

OCTOBER MEETING

The next scheduled meeting would fall on Tuesday, October 31st. Due to that day being Halloween, there was discussion about combining the October and November meetings on Tuesday, November 7th, 2023. There was also discussion about moving the December meeting from Tuesday, December 26th to Tuesday, December 12th because of the holiday.

Commissioner Dow moved to **APPROVE** the next meeting dates of Tuesday, November 7th and Tuesday, December 12th.

Commissioner Rogers seconded the motion. The motion **CARRIED** with all votes in favor.

COMMENTS AND ADJOURNMENT 7:35 PM

SIGNED COPY ON FILE

Dustin Marantino, Chairman

Date

SIGNED COPY ON FILE

Kara Fine, Administrative Assistant

Date

A complete recording of the Meeting is available through the City of Rifle's website.