

**RECORD OF PROCEEDINGS  
PUEBLO COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 17, 2018  
COMMISSIONERS' CHAMBERS AT PUEBLO COUNTY COURTHOUSE  
215 WEST 10<sup>TH</sup> STREET, PUEBLO, COLORADO**

**ROLL CALL AND DECLARATION OF QUORUM**

Commissioners Present: Betty Alt, Donald Bruestle, Epimenio Griego, Kiera Hatton, Judy Leonard, Roger Lowe, Philip Mancha, John Musso, and Zachary Swearingen.

Commissioners Absent: None.

Staff Present: Joan Armstrong, Director; Dominga Jimenez-Garcia; Sandra Smith; and Gail Wallingford-Ingo.

Others Present: Marci Day, Assistant County Attorney; and Pat Coffee, General Services Engineer, Pueblo County Department of Engineering and Public Works.

Chair Bruestle called the Pueblo County Planning Commission meeting to order at 5:30 p.m.

**APPROVAL OF DECEMBER 20, 2017 MINUTES**

Ms. Leonard motioned to approve the minutes of the December 20, 2017 meeting as mailed. Mr. Lowe seconded the motion. Motion carried unanimously.

**APPROVAL OF JANUARY 17, 2018 AGENDA**

Mr. Swearingen motioned to approve the agenda of the January 17, 2018 meeting as mailed. Mr. Lowe seconded the motion. Motion carried unanimously.

**CHAIRPERSON'S REPORT**

(a) Introduction of New Members and/or Reappointed Members

Chair Bruestle reported that three Commission members were reappointed for a three-year term. They are Donald Bruestle, John Musso, and Judy Leonard.

(b) A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2018

Ms. Alt motioned to approve "A Resolution Designating a Place for the Posting of Notice of Public Meetings in 2018". The resolution designates the Pueblo County Courthouse rotunda located at 215 West 10<sup>th</sup> Street and the Pueblo County website as the places where posting should occur. Mr. Lowe seconded the motion. Motion carried unanimously.

**DIRECTOR'S REPORT**

The Director's Report was presented by Joan Armstrong. She requested the staff reports be made a part of the record of proceedings.

(a) Acceptance of Map Amendments and Planned Unit Developments:

- [Map Amendment No. 2017-014](#), K + S Remodeling, LLC (Owner), c/o Kathryn A. Hull (Applicant/Representative), 2690 Williams Lane. The owner/applicant is requesting a map amendment to rezone a 1.50± acre portion of a 3.0± acre parcel of land from a split zone district of A-3 and A-2 to an A-3 Zone District.

(b) Correspondence--None.

(c) Continuances--None.

(d) Withdrawals--None.

(e) Board of County Commissioners' Action--Summary of actions taken on January 10, 2018.

(f) Administrative Reviews--None.

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Ms. Armstrong requested the Commission take action to accept the map amendment for processing and the Board of County Commissioners' actions as presented.

Mr. Lowe moved to accept the map amendment for processing and the Board of County Commissioners' actions as read into the record and make the Commission's comments a part of the record of the proceedings. Ms. Leonard seconded the motion. The motion carried unanimously.

**STATEMENT OF HEARING PROCEDURES BY CHAIRPERSON**

Chair Bruestle reported that the applicant and/or representative are called upon to speak, followed by any opposition, with the applicant having the final say.

**PUBLIC HEARING**

Ms. Armstrong explained there were two items on the Consent Agenda and no items on the Regular Agenda for this evening's meeting.

**CONSENT ITEMS:**

Mr. Swearingen moved to approve the two Consent Items listed below with conditions and/or findings. Ms. Alt seconded the motion. The motion carried unanimously.

- [Special Use Permit No. 2017-010](#), Secure Stor, LLC, c/o David L. Gaskill requests the establishment of a mini-warehouse facility in a B-4 Zone District.

The Commission approved Special Use Permit No. 2017-010 with seven conditions of approval and a Directive to Staff per Staff Review dated January 3, 2018. PCPC Resolution No. 18-002, dated January 17, 2018, was also approved.

- [Map Amendment No. 2017-014](#), K & S Remodeling, LLC, c/o Kathryn A. Hull, rezoning a 1.50± acre portion of a 3.0± acre parcel of land from a split zone district of A-3 and A-2 to an A-3 Zone District.

The Commission recommended approval to the Board of County Commissioners with three findings based upon Chapter 17.144 AMENDMENTS, Section 060 *Hearing and Findings* of the Pueblo County Code per Staff Review dated January 5, 2018.

**REGULAR ITEMS:**

**Statement of Conduct and Demeanor**

Chair Bruestle stated in order for the business of the Commission to be conducted in the most effective and expeditious manner, it is necessary that all persons maintain a demeanor of civility toward each other. Uncivil conduct will not be tolerated. Such behavior shall constitute the forfeiture of a person's right to remain in attendance and may result in them being asked to leave the meeting by the chairperson or, upon their refusal, being escorted out of the meeting by the proper authority.

There were no regular items on this evening's agenda.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS:**

- Election of Officers

Mr. Lowe nominated Ms. Hatton for Chair. There were no other nominations. Chair Bruestle closed the nominations.

A ballot vote was taken nominating Ms. Kierra Hatton as Chair.

Ms. Alt nominated Mr. Lowe as Vice-Chair. There were no other nominations. Chair Bruestle closed the nominations.

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A ballot vote was taken nominating Mr. Roger Lowe as Vice Chair.

**REPORTS OF COMMITTEES**

Chair Bruestle reported that he spoke with Ms. Laura Getts with Pueblo County's GIS/Economic Development Department. He stated she was currently working on matters of energy efficiency. She is aware of some work in trying to get the Pueblo County Comprehensive Plan updated. Ms. Armstrong stated the update was approved in the County's budget. Mr. Swearingen questioned if it would be done in 2018. Ms. Armstrong replied it was possible.

**ADJOURNMENT**

There being no further business, Chair Bruestle adjourned the meeting at 5:49 p.m.

Respectfully submitted,



Joan Armstrong, Director  
Department of Planning and Development

SMS