



# City of Florence

600 West 3<sup>rd</sup> Street  
 Florence, Colorado 81226  
 (719) 784-4848 Fax (719) 784-0228  
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## FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, JANUARY 18, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Vacant		
Vacant		
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Nasta	X	

**I. Call to Order**

Chair Lenz calls the meeting to order at 5:30 p.m.

**II. Roll Call**

All Commissioners present.

Council Representative Mergelman present.

**III. Approval of the Minutes from the December 21, 2023 Meeting**

Commissioner Nelson makes a motion to approve the meeting minutes from December 21, 2023.

Seconded by Commissioner Angel.

**Roll Call:** 3 Ayes The motion carries.

**IV. Old Business:**

**a) Willow Creek Estates Subdivision - Willow Creek Estates Filing No. 2 – Staff Update**

- Planning Department is still waiting on a valid CDOT access permit with Notice to Proceed that acknowledges additional lots. A new water tap and system wide analysis has been received from Mr. Stoner’s engineers and those have been forwarded to the City Engineer, Mr. Saxton, for review. Address plat was been received. All notes have been added to the Preliminary Plat. Union Ditch shares are still under consideration.



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**b) Continued – RZ 23-002 – Justin Shae / Florence Inn**

**Requesting to rezone property from C – General Commercial to R-3 High Density Residential located at 4540 State Highway 67.**

- Planning Director states that Mr. Shae has requested a rezone of 4540 State Highway 67, legally known as Lot 2, Homestead Hills Filing No. 1. Further addresses the staff report from the January 18<sup>th</sup> meeting for additional information concerning the property, the Master Plan, and the concerns expressed in the December Planning Commission meeting.
- City Council Representative Mergelman inquires about the sprinkler system.
- Justin Shae – 288 Pyrite Terrace, Colorado Springs – states he has contacted Western State Fire in regards to the sprinkler system. Western States will analyze the domestic water supply line and that analysis will then be submitted to the Colorado State Division of Fire Prevention and Control.
- Chair Lenz inquires about change in use and building codes.
- Planning Director states that an approved system analysis from Colorado State Division of Fire Prevention and Control would be acceptable to the City.

Commissioner Angel makes motion based on the requirements delineated in Florence Municipal Code Chapter 17.76.100 – Rezoning policy and conditions, the rezone request for 4540 State Highway 67, legally known as Lot 2, Homestead Hills Filing No. 1 - from C – General Commercial to R-3 High Density Residential Zone District shall be approved based on that the proposed rezoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption of the City's comprehensive plan, and that such rezoning will be consistent with the policies and goals of the comprehensive plan and recommend to City Council for a final decision.

Seconded by Chair Lenz

**Roll Call:** 3 Ayes The motion carries.

**V. New Business:**

**a) Chapter 17.24.040 – R-2 Yard and Bulk Requirements – Discussion**

- Planning Director states that each zone district has a yard and bulk requirement section. In 2017, for the R-2 low/medium density residential, the 'minimum lot area' was changed from 7,000 square feet to 5,000 square feet; however, the change was not reflected or addressed in the chart concerning 'minimum lot area per principal structure.' Further explains this difference can make it difficult when talking with developers about lot size and how many structures are allowed per lot. Further states that the Planning Department would like to change the 'minimum lot area per principal structure' for the R-2 zone district. This is technically a housekeeping item but would have to go through the process of a public hearing and then city council.

The meeting adjourned at 5:54 p.m.

By: \_\_\_\_\_  
Planning Commission Chair

Date: \_\_\_\_\_