



# City of Florence

600 West 3<sup>rd</sup> Street  
 Florence, Colorado 81226  
 (719) 784-4848 Fax (719) 784-0228  
 Email: [planning@florencecolorado.org](mailto:planning@florencecolorado.org)

## FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, JUNE 20, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz		X
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich	X	
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

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

### I. **Call to Order**

Vice Chair Angel calls the meeting to order at 5:31 p.m.

### II. **Roll Call**

Chair Lenz absent, all other Commissioners present.

Council Representative Mergelman present.

### III. **Approval of the Minutes from the May 16, 2024 Meeting**

Commissioner Villagrana makes a motion to approve the meeting minutes from May 16, 2024.

Seconded by Commissioner Nelson.

**Roll Call:** 4 Ayes The motion carries.

### IV. **Old Business:**

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

Staff states that there are two items remaining that need to be submitted -

- 1) CDOT access permits acknowledging the additional lots.
- 2) Union Ditch Water Shares Discussion.

b) **Parking Plan – 111 Church Avenue / Special Use Review 24-001** – an Indoor Amusement and Entertainment Establishment.

- *Applicant not present, item moved to the end of the meeting.*



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## V. New Business:

### a) **Public Hearing – RZ 24-001 - Ernesto Urias**

Requesting to rezone property – I-1 Light Industrial to R-1 Low Density Residential located at 760 Pine Street.

- Planning Director states the rezone request is for property located at 760 Pine Street and is legally known as Lots 17, 18, 19 and 20, Block L of the United Oil Company's Mesa Subdivision. Property is currently zoned I-1 Light Industrial, the applicant is requesting a zone change to R-1 Low Density Residential. Further states the purpose of the request is to have a single-family home on the property, new residential uses are only allowed in the I-1 Light Industrial Zone District as a watchman's quarters to another permitted use, therefore rezoning is needed. The adjacent properties are currently zoned I-1 or R-1, and many have residential structures. These residential structures are considered non-conforming since they were constructed before current city zoning regulations.
- Vice Chair Angel requests statement from the applicant.
- Ernesto Urias, 32 Pine Street, states he purchased the property, which is located across the street from his current residence, to have a small single-family home for his son.
- Commissioner Villagrana inquires if the applicant has had issues with dust and noise from the industrial area to the south.
- Mr. Urias states he has not and most of the industrial activity is more than a mile away from his residence.
- Vice Chair Angel opens Public Hearing.
- Michael Schuster states he owns the property on South Union Street where he has built apartments and is Mr. Urias' neighbor on Cedar Street. Further states that these lots under rezone consideration are in a subdivision that was platted in 1895 and have been vacant this entire time. The subdivision was there long before the industrial area to the south.
- Vice Chair Angel closes the Public Hearing.

Commissioner Villagrana makes motion that based on the requirements delineated in Florence Municipal Code Chapter 17.76.100 – Rezoning policy and conditions, the rezone request for 760 Pine Street, legally known as Lots 17, 18, 19, and 20, Block L of the United Oil Company's Mesa Subdivision - from I – 1- Light Industrial to R-1 - Low Density Residential shall be approved based on that the property was not properly zoned when exiting zoning was imposed and that there has been a material change in the neighborhood which justifies the requested zone change. Recommend to City Council for a final decision.

Seconded by Commissioner Nelson.

**Roll Call:** 4 Ayes The motion carries.



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**Old Business:**

**Parking Plan – 111 Church Avenue / Special Use Review 24-001** – an Indoor Amusement and Entertainment Establishment.

- Planning Director states in the May Planning Commission meeting the Special Use Review item was approved and recommended to City Council contingent upon a parking plan that addressed lighting and safety concerns, a CDOT, Fremont Sanitation and a Florence Fire Department consultation. Details of the referral agencies consultations are outlined in the staff report. The parking plan has been submitted and can accommodate 34 spaces, the applicants will install a chain link fence along the southern boundary of the parking area for safety reasons, and the parking area does have sufficient lighting.
- Henry Agustinus, states that currently they have submitted information and a new access permit to CDOT and are waiting for a response back.

Vice Chair Angel makes motion based on the requirements delineated in Florence Municipal Code Chapter 17.68.060 – Supplementary Requirements – H - the parking plan submitted for 111 Church Avenue, associated with Special Use Review 24-001 shall be approved.

Seconded by Commissioner Villagrana.

**Roll Call:** 4 Ayes The motion carries.

**New Business:**

**b) Master Plan / Funding – Discussion**

- Planning Commission can give consensus for the City Manager to conduct a RFQ – Request for Qualifications – process for a new Master Plan. The RFQ will supply information essential for assessing the project's costs, potentially aiding in securing grant funding.

Present Commission members give unanimous consensus for the City Manager to conduct a RFQ process for a new City Master Plan.

The meeting adjourned at 6:11 p.m.

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

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