

**GUNNISON COUNTY BOARD OF ADJUSTMENT & PLANNING COMMISSION
MEETING MINUTES
Thursday, March 6, 2025**

The Gunnison County Board of Adjustment conducted a meeting before a joint Planning Commission and Board of Adjustment meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. and on Zoom **Present:**

<p><u>Planning Commission</u> Chairperson- Roland Mason Vice-Chairperson- Eric Phillips Commissioner- Julie Baca Commissioner- Fred Niederer Alt. Commissioner- Catherine McBreen Alt. Commissioner Sean Patrick <u>Board of Adjustment</u> Chairperson- Laura Puckett Daniels Vice-Chairperson- Liz Smith Andy Tocke Drew Brookhart John O'Neal</p>	<p>Director of Community and Economic Development-Cathie Pagano Director of Planning- Hilary Seminick Planner-Rachel Blondy Planning Technician – Caroline Danielson Others present as listed in text</p>
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Absent: Jonathan Houck (BOA)

Recused: Bill Barvitski (PC)

Zoom: Fred Niederer (PC), Phillips (PC), Baca (PC)

GUNNISON COUNTY BOARD OF ADJUSTMENT MEETING:

With a quorum present Chairperson Daniels opened the March 6, 2025 meeting of the Board of Adjustment at 8:45 am. Chairperson Daniels sat alternate Board of Adjustment Member O'Neal and Brookhart. Noted that Baca would be fulfilling role of Planning Commissioner in this meeting.

Moved by Smith, seconded by Daniels to approve Board of Adjustment meeting minutes, dated July 10, 2024. The motion passed unanimously in support. Daniels noted that O'Neal and Brookhart were recused from this vote given they were not present at the July 10, 2024 meeting.

Chairperson Daniels noted that they would not be voting to approve minutes from July 18, 2024 due to a lack of quorum from that meeting present.

Moved by Smith, seconded by Tocke to elect Houck as Board of Adjustment Chair and Daniels as Board of Adjustment Vice Chair. The motion passed unanimously in support.

BOA Public Hearing: LUC-24-00046 | Pennington Setback Variance

The Applicant proposed the construction of a shed for personal use at 14 2nd Street in Somerset. The Applicant requested a variance from the 25' and 15' setbacks to utilize more space on their parcel.

Confirmation of Adequate Public Notice

Blondy confirmed that adequate public notice was given.

Applicant Presentation

Pennington summarized her proposed project, noting that she is open to turning the shed 90 degrees.

Staff Comments

Blondy confirmed that the Board of Adjustment would only review the site plan that was provided at the time of public notice. Seminick clarified that the building inspector has not reviewed the building, only the site plan as proposed. Staff mentioned that the building inspector has identified a number of conditions to ensure WUI compliance.

BOA Questions

BOA discussed the proposed project, clarifying setback variance requests, discussing existing issues with regard to setbacks in Somerest, and adjustments to plan needed to conform with WUI codes.

Public Comments

John Mlakar- Expressed concern with setback variance impacting snow storage for the town.

Steve LaCroix- Noted that if the site plan was altered, there would be no need to a setback variance.

Applicant Response

Pennington clarified that the proposed building would be metal, expressed belief that removal of cedar fence would not have an affect due to wooden fence on neighboring parcel.

Staff Response

Daniels clarified that the fence was being reviewed due to variance request, and that fences are not typically considered in the building permit review. Noted that WUI requirements need to be met due to this being the primary structure on the parcel. Brookhart inquired with the applicant on her primary goal with this site, to which she responded that she would like to maximize the lot potential.

Next Steps

Daniels suggested that they continue the public hearing to allow for the alternate site plan to be considered. Tocke expressed that he was comfortable with granting the variance with current site plan. Brookhart agreed, with the conditions proposed.

Moved by O’Neal, seconded by Smith to approve with proposed conditions. The motion passed unanimously in support.

Daniels closed the public hearing.

GUNNISON COUNTY PLANNING COMMISSION MEETING:

With a quorum present Chairperson Mason opened the March 6, 2025 meeting of the Planning Commission at 10:03 am.

Moved by Phillips, seconded by McBreen to approve Planning Commission meeting minutes, dated February 4, 2025. The motion passed unanimously in support.

Moved by McBreen, seconded by Phillips to approve Planning Commission meeting minutes, dated February 6, 2025. The motion passed unanimously in support.

Staff announcements/ miscellaneous:

Staff proposed moving the April Planning Commission meetings to April 10th and April 24th to avoid conflict with CB Spring Break. Planning Commission agreed.

BOA/PC Joint Public Hearing: LUC-24-00057 | Ohio City Mother Lode Minor Impact

The Applicant proposed a remodel to The Mother Lode store and bar in Ohio City. The proposed remodel would create three long-term rental units and one short-term rental unit. All commercial aspects of the property would be abandoned, and the historical store and bar area would be remodeled into residential use.

Mason opened the Joint Public Hearing.

Confirmation of Adequate Public Notice

Blondy confirmed that adequate public notice was given.

Applicant Presentation

Reno summarized the proposed project. He noted that they have no desire to change front profile of the building but will update materials to meet WUI requirements. He noted that they hope to eliminate the RV park.

Staff Comments

Blondy clarified that they are applying for a setback variance, from 15 ft to 13.6 ft. She noted that a portion of the building already encroaches into the setback, and the request is to expand the existing nonconforming nature of the building.

PC/BOA Questions

Smith suggested the addition of a condition in the draft decision document that would define the length of the long-term rental.

Public Comments

Geoffrey Luchetta- Expressed support for the project.

Mason closed public comment at 10:26 AM

Applicant Response

N/a

Staff Response

N/a

Next Steps

Moved by Baca, seconded by McBreen to close public hearing. The motion passed unanimously in support.

Moved by McBreen, seconded by Phillips to approve the draft decision document as presented and amended. The motion passed unanimously in support.

Moved by Tocke, seconded by O'Neal to approve the setback variance. The motion passed unanimously in support.

BOA adjourned at 10:40AM.

PC adjourned at 10:40AM.