

**Town of Paonia**  
**214 Grand Avenue**  
**Monday, June 2, 2025 6:00 PM**  
**Planning Commission Minutes**

**Record of Proceedings**

Chair Watson calls the meeting to order at 6:00PM

**Roll Call**

Present:

Chair Watson  
Vice Chair Howe  
Commissioner Smith  
Commissioner Bachran  
Commissioner Wynn  
Commissioner Stelter

Absent:

Commissioner Hunter

**Approval of Agenda**

Commissioner Bachran makes a motion to approve the agenda. Seconded by Commissioner Smith.

The motion carries unanimously.

**Approval of Minutes**

May 5, 2025 Planning Commission Minutes

The Board noted two changes to the minutes; 1) Change the signatory to reflect our Chair, 2) changing the word 'adaptation' to 'adoption'.

Commissioner Wynn makes a motion to approve the minutes with the changes discussed. Seconded by Commissioner Stelter.

The motion carries with Commissioner Bachran abstaining.

**Actions & Presentations**

Public comments must be related to the agenda item, 3-minute time limit.

Item #1 - Consideration of Public Comments Received Within the Comment Period for the Accepted Draft Master Plan

The Commission discussed the first comment received from D. Knutson - on page 8 of the plan to add homeowners association (HOA) after environmental and agricultural.

Commissioner Wynn makes a motion not to include homeowners associations (HOA) after Environmental and Agriculture on page eight (8), as it doesn't fit the character in that sense. Seconded by Commissioner Stelter.

The motion carries unanimously.

The Commission discussed the second comment received from D. Knutson – Page 61 of the plan, Housing Policy 25, after the words “community based organizations” to add a coma and insert Home Owners’ Associations

Commissioner Wynn makes a motion to include this comment about homeowners’ associations in policy housing number 25 to read as follows, "support efforts of community based

organizations and neighborhood improvement initiatives, and communicate with homeowners' associations, which contribute to the stabilization, conservation, enhancement and improvement of existing housing structures and other physical facilities within".

The motion dies for lack of a second.

Commissioner Bachran makes a motion to include the words "and communicate with Homeowners Associations" in House Policy Housing Number 25, after the words "Support efforts of". Reading as, "Support efforts of Homeowners Associations', community-based organizations and neighborhood improvement initiatives which contribute to the stabilization, conservation, enhancement, and improvement of existing housing, structures, and other physical facilities within neighborhoods." Seconded by Commissioner Wynn.

The motion carries unanimously.

The Commission discusses the third comment received from D. Knutson - Page 67 of the plan, Gov Goal 2, add "with local organizations such as non-profits, Home Owners' Associations, schools, and advocacy organizations". The Commission decided what was already included in the Comprehensive Plan covered it all.

Commissioner Wynn makes a motion not to include the third comment on page 67 – Gov Goal 2, to reference HOAs alongside other local organizations. Seconded by Commissioner Stelter.

The motion carries unanimously.

The Commission briefly mentions the comment received praising the inclusion of Dark Skies. No motion is made.

The Commission discussed the comment received from Elizabeth Mueller, comprehensive suggestions focusing on waste management and community health. The Commission decided that Infra Goal 12, on page 30 of the Comprehensive Plan, covered this subject.

Commissioner Bachran makes a motion that we acknowledge the comments made by Elizabeth Joy Mueller, but that those areas seem to be already covered in the comprehensive hand under infra, goal 12, on page number 30 of the Comprehensive Plan. Seconded by Commissioner Smith.

The motion carries unanimously.

The Commission discussed the additional comment from Elizabeth Mueller regarding Blue Zones. The Commission decided that although Blue Zones are nice plans, the Comprehensive Plan supports that.

Vice Chair Howe makes a motion that the comment from Elizabeth Joy Mueller regarding 'Blue Zones have been adequately addressed in the overall Comprehensive Plan. Seconded by Commissioner Wynn.

The motion carries unanimously.

The Commissioners review the comments received from Commissioner Hunter, who is absent.

Commissioner Bachran makes a motion to change Steve Clisset, spelled 'K-L-I-S-S-E-T', a former Planning Commission member, to be changed to Steve Clisset, spelled 'C-L-I-S-S-E-T.' in acknowledgements. Seconded by Commissioner Stelter.

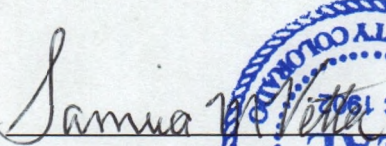
The motion carries unanimously.


Commissioner Wynn makes a motion to change Bill Brunner to 'William' Brunner under the following four Planning Commission members also assisted. Seconded by Commissioner Stelter.

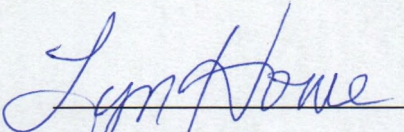
The motion carries unanimously.

**Adjournment**

Chair Watson adjourns the meeting at 6:45 PM

  
Samira M. Vetter, Town Clerk



  
Lyn Howe, Vice Chair