

Town of Paonia
214 Grand Avenue
Monday, September 8, 2025 6:00 PM
Planning Commission Minutes

Record of Proceedings

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

Roll Call

Present:

Chair Watson

Vice Chair Howe

Commissioner Bachran (Zoom)

Commissioner Hunter

Commissioner Smith

Commissioner Wynn

Absent:

Commissioner Stelter

Approval of Agenda

Commissioner Hunter makes a motion to approve the agenda, seconded by Commissioner Wynn.

The motion carries unanimously.

Approval of Minutes

Vice Chair Howe makes a motion to approve the August 4th meeting minutes, seconded by Commissioner Hunter.

Voting Aye: Chair Watson, Vice Chair Howe, Commissioner Wynn, Commissioner Smith, Commissioner Hunter

Voting Nay: None

Abstain: Commissioner Bachran

The motion carries with Commissioner Bachran abstaining due to being absent that day.

Public Hearing

Consideration of an Application from Loretha (Barnes) Rolf for a Rezoning of a Property located at 201 Box Elder Avenue, Paonia CO, 81428, from Community Commercial District (C-2) to Higher Density Residential District (R3).

Commissioner Wynn makes a motion for a 5-minute recess, seconded by Vice Chair Howe.

The motion carries unanimously.

Chair Watson opens the public hearing at 6:10 PM.

Clerk Vetter confirms proper notification.

Commissioner Wynn discloses that he prepared the staff report while training the Permit Coordinator.

Commissioner Wynn reads the staff report for the property.

Commissioner Wynn answers Chair Watson's question about what staff members were a part of the preparation. He answers the Utility and Permits Coordinator, Clerk's Office, Public Works, Police Department and Administration.

Liz Heidrick of Needle Rock Realty, appearing on behalf of the applicant, is sworn in and

explains the property layout, cost and why rezoning makes sense and that the owner is interested in correcting the non-conforming use.

Public Comment:

Ryan Roscoe, a nearby resident, spoke to clarify whether the rezoning would result in additional units or traffic impacts. He expressed relief that the rezoning primarily served to bring the property into compliance with its existing use.

In rebuttal, Liz Heindrick reiterated that no immediate expansion was planned. Commissioner Wynn clarified that the rezoning itself would not increase the number of units but would permit up to six units on the lot under R3 zoning, provided code requirements were met. He also emphasized that the utility billing issue was one of correcting base rates, not installing new water taps, and that any future expansion would be subject to applicable reviews.

The Commission discussed parking requirements, density allowances, and utility compliance. Commissioners agreed that the rezoning request aligned zoning with actual conditions, supported the Comprehensive Plan, and maintained neighborhood compatibility. Public comments are closed.

Chair Watson lists the documents to be held as public record. There are no objections to the evidence entered into the public record.

Commissioner Hunter asks Mr. Roscoe if his concerns have been alleviated and he does ask if the C-2 designation keeps a fifth unit from being built.

Commissioner Wynn answers, yes but a conditional recommendation could be done, to which Commissioner Hunter comments she is not in favor of adding conditions since it tends to complicate matters that you are trying to make simpler.

Chair Watson asks about parking requirements, setbacks, and other items in the code that could prevent the addition of any more units. Commissioners Wynn, Smith and Hunter discussed why the moratorium would preclude that by itself, and that a special use review would also be needed, prompting another public hearing and neighbor notifications.

Commissioner Smith asks about the number of base rates for sewer and how it would change.

Vice Chair Howe asks about new garbage rates and how it would affect the billing. A discussion ensues between Commissioners Smith, Watson, Howe and Wynn about how that would be dealt with, including proper addressing.

Chair Watson asks about how rates are being decided with apartments and whether this would be the same way.

Commissioner Wynn points out that rates would be decided separately from the Planning Commission and doesn't have to do with the rezoning.

The Commissioners discuss the potential motions that are available

Vice Chair Howe inquired about the parking situation, specifically whether adequate parking is available and at what point parking requirements apply, noting that this matter does not alter the use but rather addresses its nonconforming status.

Town Municipal Code Section 16-6-10 – Off Street Parking Spaces Required - is read by Commissioner Smith.

Commissioner Hunter comments that this rezoning makes sense.

Chair Watson closes the public hearing at 7:03 PM.

Commissioner Hunter makes a motion to recommend conditional approval of Rezoning Case RES-25-01 for the property at 201 Box Elder Avenue, with the condition that the property owner complies with all provisions of the Town's utility code for water, sewer, and trash, seconded by

Commissioner Smith.

Voting Aye:

Chair Watson

Vice Chair Howe

Commissioner Bachran

Commissioner Smith

Commissioner Hunter

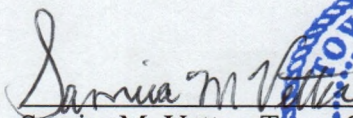
Abstain:

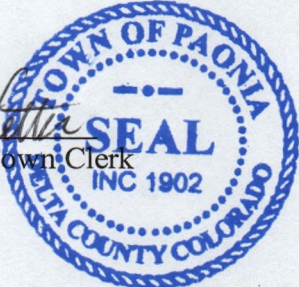
Commissioner Wynn

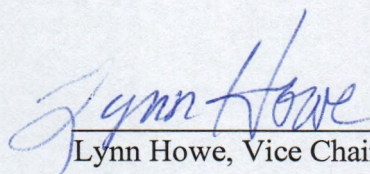
The motion carries.

Adjournment

Chair Watson adjourns the meeting at 7:07 PM.


Samira M. Vetter, Town Clerk




Lynn Howe, Vice Chair