

Town of Paonia
214 Grand Avenue
Monday, November 3, 2025 6:00 PM
Planning Commission Minutes

RECORD OF PROCEEDINGS

Commissioner Bachran calls the meeting to order at 6:00 PM.

A) Roll Call

Present:

Commissioner Bachran
Commissioner Smith
Commissioner Stelter
Commissioner Wynn

Absent:

Vice-Chair Howe
Commissioner Hunter

B) Approval of Agenda

Commissioner Wynn makes a motion to remove the Appointment of Officers (item "D") from the agenda due to not all members being present. Seconded by Commissioner Stelter.

The motion carries unanimously.

Commissioner Wynn makes a motion to remove Actions & Presentations (item "F") from the agenda as there are none scheduled. Seconded by Commissioner Stelter.

The motion carries unanimously.

Commissioner Stelter makes a motion to approve the agenda as amended. Seconded by Commissioner Smith.

The motion carries unanimously.

C) Approval of Minutes

1) October 6, 2025, Planning Commission Meeting Minutes

Commissioner Stelter makes a motion to approve the October 6, 2025, minutes.
Seconded by Commissioner Wynn.

The motion carries unanimously.

D) Appointment of Officers

Item removed during approval of agenda.

E) Public Hearing

2) Consideration of a Special Use Review to add an additional guest parking spot, west of Unit #4 in the Silver Leaf Co-Housing Development at the address of 1200 3rd St, Unit 4 Paonia, CO, 81428 from Michael Cook.

Commissioner Bachran opens the public hearing at 6:02 PM.

Town Administrator Wynn presents the staff report, which reported that the proposed driveway and parking space at 1200 Third Street, Unit 4, violated multiple sections of the Town Code, Delta County roadway standards, and the Silver Leaf Development Agreement by encroaching on an engineered bioswale and creating drainage and safety risks. He stated the project conflicted with the Town's 2025 Comprehensive Plan goals for safe, sustainable infrastructure and recommended denial as submitted, with possible conditional approval only if redesigned with engineered drainage, proper alignment, and compliance with all stormwater and safety requirements.

Applicant Michael Cook addressed the Commission, acknowledging that the original design did not comply with Town requirements. He apologized and stated he had retained engineer Jeff Ruppert, of Odisea Engineering, who designed the original civil plans to develop a compliant design per the conditional path outlined by staff. Mr. Cook requested the opportunity to revise the proposal rather than proceed with denial.

Public Comment:

R. Hunter, adjacent neighbor, supported the staff's findings and suggested expanding the existing guest parking area instead of creating a new space.

No objections or protests were submitted.

Commission Discussion Topics Included: underground utility conflicts, existing parking expansion, existing EV charger location, original intentions of maintaining limited traffic & parking, and ensuring that future engineering plans fully address drainage, grading, safety, and code compliance before reconsideration.

Commissioner Bachran closes the public hearing at 6:46 PM.

Commissioner Stelter moves to table this subject until the March 2, 2026, Planning Commission meeting. Seconded by Commissioner Wynn

Discussion: Question for Clerk Vetter, if re-noticing/re-publishing is required when the time comes.

The motion carries unanimously.

F) Actions & Presentations

Item removed during approval of agenda.

G) Adjournment

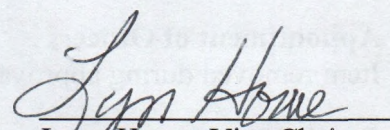
Commissioner Stelter motions to adjourn. Seconded by Commissioner Wynn.

The motion carries unanimously.

Commissioner Bachran adjourns the meeting at 6:49 PM.


Ruben Santiago, Deputy Town Clerk




Lynn Howe, Vice Chair