

**Town of Paonia**  
**214 Grand Avenue**  
**Monday, February 2, 2026, 6:00 PM**  
**Planning Commission Minutes**

**RECORD OF PROCEEDINGS**

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



**A) Roll Call**

Present:

Chair Bachran

Vice-Chair Doherty (via Zoom)

Commissioner Howe (via Zoom)

Commissioner Hunter (via Zoom)

Commissioner Smith

Commissioner Stelter

Commissioner Wynn

**B) Approval of Agenda**

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

The motion carries unanimously.

**C) Approval of Minutes**

1) January 5, 2026 Planning Commission Meeting Minutes

Commissioner Wynn makes a motion to approve the minutes from January 5<sup>th</sup>, as presented. Seconded by Commissioner Stelter.

The motion carries unanimously.

**D) Actions & Presentations**

1) Consideration of rescheduling 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 from March 2026 to April 2026 Planning Commission Public Hearing.

Commissioner Hunter disclosed a conflict of interest related to this action item, stating her business had been involved and clarifying that her spouse, Jeff Ruppert, is no longer with Odisea Engineering and is now with Bowman Engineering.

Commissioner Hunter formally recused herself and exited the meeting, with no objections from the Commission.

The Commission discussed a request from applicant Michael Cook to reschedule the Special Use Review for a proposed guest parking lot at the Silver Leaf Cohousing Development, as the applicant would be unavailable due to travel. Staff recommended moving the review from the Planning Commission's March meeting to April 6, 2026, and confirmed that public notice would be provided through posting, hand-delivered notices within 200 feet, and mailed notices to non-resident property owners.

Commissioner Stelter makes a motion to table this issue until April 6, 2026. Seconded by Commissioner Smith.

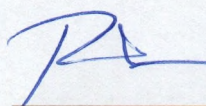
The motion carries unanimously.

**E) Adjournment**

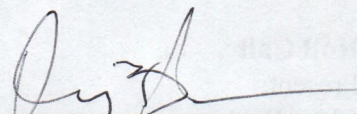
Commissioner Wynn makes a motion to adjourn the meeting. Seconded by Commissioner Stelter.

The motion carries unanimously.

Chair Bachran adjourns the meeting at 6:04 PM.

  
Ruben Santiago, Deputy Town Clerk



  
Mary Bachran, Chair