

Town of Paonia
214 Grand Avenue
Monday, April 6, 2026 6:00 PM
Planning Commission Meeting 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

Commissioner Smith

Commissioner Stelter

Commissioner Wynn

Absent:

Commissioner Hunter (recused)

B) Approval of Agenda

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

The motion carries unanimously.

C) Approval of Minutes

1) Minutes: March 2, 2026 Planning Commission Meeting Minutes

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

The motion carries unanimously.

D) Public Hearing

The Planning Commission held a quasi-judicial public hearing on April 6, 2026, to consider a Special Use Review application submitted by Michael Cook for the addition of a guest parking space west of Unit #4 in the Silver Leaf Co-Housing Development at 1200 3rd Street, Unit 4. This matter was a continuation of the public hearing originally opened on November 3, 2025.

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

Chair Bachran confirmed required disclosures and outlined the procedures for testimony and deliberation. Daoine Bachran, Utilities & Permits Coordinator, presented on behalf of staff a detailed findings report of the application, applicable regulations, and prior concerns, noting that the request had been continued to allow the applicant to address issues related to drainage, access, and engineering design. Staff reported that revised plans substantially addressed earlier deficiencies through the addition of a culvert, improved grading, and updated construction details, but recommended conditional approval to ensure full compliance with Town standards and the Silver Leaf Development Agreement.

The staff recommendation of conditional approval of SRV 2025-01 subject to the following minimum requirements:

1. **Additional Approvals:** The Silver Leaf HOA provides their approval for the project in written form.
2. **Culvert Design Modifications:** Notes on the engineered plan showing the use of corrugated, galvanized metal with metal end sections for the culvert, demonstrating the pipe extends a minimum of 12" beyond the embankment/shoulder, and adding a minimum 6" of class 6 aggregate base course material over the culvert.

3. **Driveway Design Modifications:** The addition of a minimum of 6” and ideally 12” of Class 6 base course beneath the driveway’s gravel and above the compacted subgrade and information about the type of gravel composing the top of the driveway.
4. **Concrete Edge Treatment or Driveway Apron:** The installation of a reinforced concrete edge pan (minimum 6 inches wide and 8 inches deep) OR a 3” deep and 2’ long asphalt apron at the street interface.
5. **Post-Construction Certification:** The provision of a certified engineer’s letter confirming that the bioswale, vegetation, and roadway edge have been restored to design standards.

The applicant, through legal counsel Stephanie Fanos, and Bowman engineer Jeff Ruppert, presented the revised proposal and explained that the request was intended to remedy access limitations affecting Unit #4 due to changes made during the original subdivision construction. Updated plans submitted at the hearing included additional modifications related to ADA access and drainage improvements.

Public comment:

- D. Cheeseman, in-town resident and applicant neighbor, provided background on deer fence and pathways put in place.
- M. Bennett, in-town resident and former neighbor, speaks in favor of approval by the Silver Leaf HOA and Planning Commission.
- H. Griswold, in-town resident, raises concerns regarding liability and responsibility for maintenance.
- J. Bennett, in-town resident, speaks in favor of approval.

Staff and the Town Attorney Buchner provided clarification on technical and legal questions raised during the public comment period.

Chair Bachran closes the public hearing at 7:26 PM.

The Planning Commission deliberated on the application. Commissioners generally found that the revised proposal addressed prior concerns and could meet applicable standards with appropriate conditions, including Homeowners Association approval and final engineering requirements.

Commissioner Smith makes a motion to recommend conditional approval of SRV 2025-01, subject to the conditions outlined by staff, numbered one through five, with the modification to recommendation 2, that the underlying pipe can be either HDPE or metal, and finding that the application can meet the intent of Town standards with appropriate design modifications. Seconded by Commissioner Wynn.

Voting Aye:

Chair Bachran

Vice-Chair Doherty

Commissioner Howe

Commissioner Smith

Commissioner Stelter

commissioner Wynn

Voting Nay:

None

The motion carries.

The Planning Commission’s recommendation for approval of the Special Use Review application with conditions will be forwarded to the Board of Trustees for final action.

E) Actions & Presentations


None

F) Adjournment

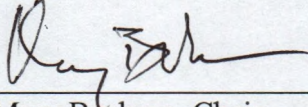
Commissioner Smith makes a motion to adjourn the meeting. Seconded by Commissioner Wynn.

The motion carries unanimously.

Chair Bachran adjourns the meeting at 7:31 PM.


Ruben Santiago, Deputy Town Clerk




Mary Bachran, Chair