

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING**

March 11, 2020

Present: Bernie Alvarez Guder, Chair of the Planning and Zoning Commission, Commissioners Duke Prichard, Lorene Reynal, and Alternate Commissioners Matt Ballard and Mark Rosengrants

Absent: Mayor Lindsay Walker and Commissioner Jim Howard

Guests: Rebecca Schroder, Baca County Conservation District, Erv Maltbie, and Gerald Gerber

Staff Present: Merna McGinnis, Town Clerk and Executive Secretary of the Commission
Lyn Margolis, Administrative Assistant

ITEM 1: The meeting was called to order at 6:09pm by Bernie Alvarez Guder, Chair of the Planning Commission.

The recorder was turned on after roll call and approval of minutes and after Rebecca Schroder started her summary.

ITEM 2: Roll Call: Commissioners Lorene Reynal, Duke Prichard, Matt Ballard, Mark Rosengrants, and Chair Bernie Alvarez Guder

ITEM 3: APPROVE REGULAR MEETING MINUTES OF JANUARY 28, 2020

Commissioner Matt Ballard made a motion to accept the minutes from January 28, 2020, seconded by Commissioner Lorene Reynal. Motion carried unanimously.

ITEM 4: Frontier Group LLC and Baca County Conservation District have applied to the Town of Springfield to replat Kirkwood Subdivision Fil 2, Blk 2 Lot 2 into Lots 2A and 2B. The preliminary and final plat have been submitted with attachments.

Rebecca Schroder, Baca County Conservation District addressed the commission with a summary of the replat into Lots 2A and 2B. We currently have storage units on that property and are currently encroaching on that property. We would like to have room to expand to place our tree supplies, ATV parking, and government vehicle parking. Early this year we have seen an influx in vandalism and fuel lines cut on our vehicles. We would eventually like to place a chain link fence, like that around the US Forest Service building, to have safe storage for the vehicles. We would like a variance on the corner of Ty Rd and Jef Drive from the 25 ft radius, and will accommodate that code if they develop the lot.

Lyn Margolis gave a staff report. The south 167 Ft of Lot 3 Blk 2 is owned by Frontier Group LLC. The split of Lot 2 would provide Baca County Conservation District the addition of Lot 2B to expand their business use area. They submitted information for the contour lines and locates from Colorado 811 for the utility lines. Please discuss Zoning C2 – Tourist oriented and Community Commercial Zone and how the planned use fits into this classification.

Todd Messenger attorney thinks this meets the code for a preliminary plat. The final plat needs some additional corrections to meet town code.

Rebecca Schroder said the Baca County Conservation district is doing some re-structuring to get more community involvement. Mitzi Jett, District Manager, has plans to conduct workshops for gardening. They wish to partner with 4-H for a bee-keeping project. They are here for the community and want to get their name out to farmers, ranchers and all of Baca County to assist with conservation.

Lyn Margolis stated that the land is zoned C2 – Tourist Oriented and Community Commercial Zone. Todd Messenger, Attorney, recognized the current uses on the lot and we can allow the use as described under the Sec 16-26(8)(e) fence at least 6 ft high, Contractor’s yard.

Todd Messenger can have the resolution prepared for the Board of Trustee meeting 3/12/20 and emailed to Merna. The changes can be made to the mylar and signed after the meeting. This can be presented to the Board for adoption tomorrow.

Commissioner Prichard made a motion and was seconded by Commissioner Reynal to approve the Preliminary Plat for Lots 2A and 2B Blk 2 Kirkwood Sub Fil 2. Commissioner Rosengrants abstained from the vote.

Yes Commissioners Prichard, Reynal, Ballard, and Guder, Chair No - none
Passed unanimously.

I think the final plat can be recommended / approved, but the following conditions should be added:

1. The applicant shall submit a mylar of the final plat to the Town for signatures.
2. The mylar shall include the following corrections:
 - a. Add a signature line for the Secretary of the Planning and Zoning Commission.
 - b. Change the Governing Body Certificate by replacing “Town Council” with “Board of Trustee”
 - c. Show the monuments at the corner with Lot 4 and NE corner of Lot 2B
 - d. Delete the notice that begins “NOTICE: THIS SURVEY MADE WITHOUT . . .” and replace with a reference to the title commitment.
 - e. Add the required waiver of claim for damages from the Town Subdivision Code

Commissioner Guder made a motion and was seconded by Commissioner Matt Ballard to approve the Final Plat for Lots 2A and 2B Blk 2 Kirkwood Sub Fil 2 subject to conditions set forth. Commissioner Rosengrants abstained from the vote. Yes - Commissioners Prichard, Reynal, Ballard, and Guder, Chair No - none Passed unanimously

Item 5: GENERAL BUSINESS no discussion

Item 6: Commissioner Rosengrants moved to adjourn at 7:11 pm second by Commissioner Ballard.