



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
341 W 7th Palisade Civic Center
(Also Virtual Participation Via ZOOM)
April 6, 2021**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chairman Parker with Commissioners present: Hull, Wheeler, Prinster, Harbaugh, Hamilton and Curry. A quorum was declared. Also, in attendance were Town Manager Janet Hawkinson, and Community Development Director Brian Rusche and Planning Technician Lydia Reynolds attended via Zoom.

AGENDA ADOPTION

Motion #1 by Commissioner Hull, seconded by Commissioner Wheeler, to approve the Agenda as presented.

A voice vote was requested.
Motion carried unanimously.

ANNOUNCEMENTS and PRESENTATIONS

Town Manager Janet Hawkinson announced that Spring Clean Up Day is Sat. April 24th from 8am to 12pm at Riverbend Park. The Town can provide assistance to those unable to get to the park if needed. Ms. Hawkinson gave a powerpoint presentation that included slides of the current grant projects and potential grant opportunities on the horizon. Ms. Hawkinson announced that there will be a ribbon cutting for the Palisade Plunge on Friday, July 23rd in the downtown area with music and festivities. She also noted that the Town is applying to DOLA this spring for a fire tender and in the fall for a Comprehensive Plan.

MINUTES

Motion #2 by Commissioner Prinster, seconded by Commissioner Wheeler, to approve the Minutes of March 16th 2021.

A voice vote was requested.
Motion carried unanimously.

PUBLIC COMMENT

Gail Evan, 129 Majestic, informed the Commission that the sound was bad (for those on Zoom). Mr. Rusche reported that there was an internet bandwidth issue and asked everyone attending in person to speak clearly and into the microphone.

PUBLIC HEARING

PRO 2021-4 – Turley Rezone

This is a request for a rezone as applied for by Richard Turley, for the property located at 724 37 3/10 Rd (Parcel # 2937-092-00-035).

STAFF PRESENTATION

Community Development Director Brian Rusche informed the Commission that the Town of Palisade has received a request for a rezone of the property located at 724 37 3/10 Road (a.k.a. Elberta Avenue) (Parcel # 2937-043-42-002). The property consists of approximately one (1) acre with about 213 feet of street frontage. The property is currently zoned High Density Residential (HDR), and the request is for Hospitality Retail (HR) zoning, with the intent of establishing a tasting room and retail sales outlet for Colorado Cellars on the property.

Mr. Rusche noted that this property had previously been approved for a bank with drive-through in 2018. The property has been undeveloped since the residence was demolished in anticipation of the proposed bank. Mr. Rusche explained that the current applicant has submitted concept drawings of the proposed tasting room, which would be reviewed in more detail pending the outcome of the requested rezone.

Mr. Rusche reported that a tasting room is one of the several uses allowed in the Hospitality Retail zone district. He gave an overview of the 7 criteria that needs to be met for a rezone, and explained how this project meets each of the criteria.

APPLICANT PRESENTATION

Richard Turley introduced his wife Patty and stated they are the owners of the oldest winery in the valley, Colorado Cellars Winery, located on East Orchard Mesa. Mr. Turley explained that over the years the development of new wineries has impacted their business. Having a tasting room closer to the interstate would allow them to sell their wine to those who come off the interstate who don't make the trip to their winery on East Orchard Mesa.

PUBLIC COMMENT

Zack McLean, 727 37 3/10 Rd., stated he felt there were already too many alcohol related business in Town and did not see the benefit of adding more. Mr. McLean was also concerned about the other allowable uses in this zone, such as ice cream, sodas and retail that would be in direct competition to his business.

Mike McLean, 729 37 3/10 Rd., noted that the surrounding area is residential and he feels the asking price of the property is too high to expect residential interest. Mr. McLean said the property had previously been on septic and they would have to hook up to sewer. Mr. McLean believes that if they were going to hook into sewer, they would have to come over to their property and, depending on the time of year, it may interfere with their business. Mr. McLean felt that the rezone would be an upgrade (value added) to the property.

Leslie Swett, 525 Crawford, asked if having a commercial property at that location would have an impact of the value of the surrounding properties.

COMMISSIONER DISCUSSION

Commissioner Prinster noted that the property is located directly adjacent to the railroad and it is doubtful there would ever be interest in residential development. Chairman Parker agreed and stated that commercial would be the highest and best use of that property. Commissioner Curry expressed concern about the traffic movements right by the tracks. Commissioner Prinster stated there was a traffic study completed for the previous bank proposal. Commissioner Harbaugh reminded the Commissioners that this is just a rezone review and not a review of a particular use. Town Administrator Hawkinson stated that the town does need to know why an applicant is rezoning. Community Development Director Rusche clarified that the rezone would limit the applicant/owner to only the uses allowed in that zone, and a tasting room is one of them. Chairman Parker pointed out that the size of this parcel will further dictate what would be feasible with regards to parking and other considerations. Commissioner Hamilton stated he is generally in agreement with the rezone and has seen this property sit vacant for a long time.

Based on public comments at the last meeting, it is clear that the community has a strong feeling about wine and tasting rooms and is in character with what the community is basing a lot of its identity around. Commissioner Wheeler agreed with Chairman Parker.

APPLICANTS CLOSING REMARKS

Mr. Turley explained that they anticipated a one way in and one way out traffic flow pattern. Mr. Turley stated he has been contacted by residential neighbors to the north because they share irrigation with them and will be meeting with them next week to discuss cost-sharing. Mr. Turley asked about the sewer tap, as he thought there was one there. Mr. Rusche stated the requirement is that sewer is available and the next phase of the review would include the provision for sewer. Mr. Turley stated that he feels the traffic may be about the same as a bank in that they plan to be open from 9am to 5pm. He does not intend to stay open late night or have bands.

Motion #3 by Commissioner Prinster and seconded by Commission Harbaugh, to approve item PRO-2021-4 as presented.

A roll call vote was requested and the vote on the motion was as follows:

YES: Chairman Parker, Commissioners: Harbaugh, Prinster, Hamilton, Hull, Harbaugh and Wheeler

NO:

ABSENT: None

The motion passed unanimously

UNFINISHED BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion #4 by Commissioner Prinster and seconded by Commission Harbaugh, to adjourn.

The motion passed unianimously

The meeting was adjourned at 6:44 pm.

X



Riley Parker
Planning Commission Chairman

X



Lydia Reynolds
Planning Technician