

RECORD OF PROCEEDINGS

TOWN OF DILLON PLANNING AND ZONING COMMISSION

REGULAR MEETING
WEDNESDAY, March 5, 2014
5:30 p.m.
Town Hall

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission of the Town of Dillon, Colorado, was held on Wednesday, March 5, 2014, at Dillon Town Hall. Chairman Brad Bailey called the meeting to order at 5:37 pm. Commissioners present were: Yvonne Bryant, Nathan Nosari, Jerry Peterson and Jeff Shibley. Staff members present were Ned West, Town Planner/Construction Inspector, and Debbie Wilkerson, Secretary to the Commission and members of the public.

APPROVAL OF THE MINUTES OF FEBRUARY 5, 2014

Commissioner Peterson moved to approve the meeting minutes from February 5, 2014. Commissioner Nosari seconded the motion, Commissioners Bryant and Bailey abstained, the motion then passed.

Public Comments

No Public Comments

Consideration of Resolution No. PZ 04-14, Series of 2014, (PUBLIC HEARING)

A RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF CLASS I SIGN PERMITS FOR PERMANENT INDIVIDUAL SIGNS FOR THE PETCO BUILDING AT 264 DILLON RIDGE ROAD.

PETCO submitted Class I Sign Permit applications for Individual Sign Permits for permanent signs to be placed on the southern, northern and eastern building faces in accordance with the amended PUD for the Dillon Ridge Marketplace. An application for the monument sign on the Highway 6 side of the building was also received. Town staff reviewed the application and determined that it is complete. The PETCO building is located on Block 7 of the Dillon Ridge Marketplace PUD.

The new signs will be approximately 131 SQ FT total for the three building signs. The signs will be installed on raceways that are to be painted to match the building surface adjacent to them, or be pan channel letters attached directly to the building. The amended Dillon Ridge PUD provides for a maximum of 140 SQ FT of signage for three building mounted signs. The application meets the criteria established in the amended Dillon Ridge Marketplace PUD.

In addition to the three building mounted signs, PETCO will install new faces on the existing monument sign on the southern, Highway 6 side of the building. The face will be painted white with illuminated letters and a logo.

Since the proposed signs meet the requirements of Town Code and the amended Dillon Ridge Marketplace PUD, staff recommends approval of Planning and Zoning Commission Resolution No. PZ 04-14, Series of 2014 with the following condition:

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1. The monument sign shall have a black face with the illuminated colored text and logo, this is reflected in Section 4 of the resolution.

Commissioner Nosari made a motion to approve: Resolution NO. PZ 04-14; RESOLUTION BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, RECOMMENDING THE APPROVAL OF CLASS I SIGN PERMITS FOR PERMANENT INDIVIDUAL SIGNS FOR THE PETCO BUILDING AT 264 DILLON RIDGE ROAD. Removing the condition in section 4. Commissioner Sheliby seconded the motion; which then passed unanimously upon roll call vote.

Discussion Item: Dillon Town Center Revitalization Report by McCool Development Solutions, February 2, 2014

McCool Development Solutions is putting together a public forum on, Wednesday, March 26 or Thursday, April 3. Commissioners stated the April 3rd date would be better for them.

Other Business: Staff and Town Council are working together on language for the retail marijuana regulations, they will bring it to the Work Session on the 18th of March and to Planning and Zoning in April /May for their input. Looking to get final approve and adoption in July/ August. This is just retail sales, no medical or cultivation of marijuana.

March 19th candidate forum

Adjournment There being no further business, the meeting adjourned at 6:25 p.m.

Respectfully submitted,

Debbie Wilkerson

Debbie Wilkerson,
Secretary to the Commission