

**TOWN OF SILT
MINUTES FOR
PLANNING & ZONING COMMISSION MEETING
TUESDAY OCTOBER 4, 2011, 6:30 P.M.**

Call to Order

The Silt Planning Commission held their regularly scheduled meeting on Tuesday, October 04, 2011 in the municipal council chambers. Chair Mark Rinehart called the meeting to order at 6:30 PM.

Roll Call

Present: Chair Mark Rinehart
Commissioner Bob Shivley
Commissioner Bobby Hays
Alternate Dylan Lewis
Alternate Todd Urban

Also present at the meeting were:

Town Administrator Pamela Woods
Public Works Director Gerry Pace
Planner Janet Aluise
Recording Secretary Jane Dyke

Pledge of Allegiance

The Pledge of Allegiance was recited at 6:32 p.m.

Conflicts of Interest

There were no conflicts of interest noted.

Consent Agenda

Commissioner Hays made a motion to approve the consent agenda, Planning and Zoning minutes of the September 20, 2011 meeting, Commissioner Lewis seconded, and the motion carried unanimously.

Public Comments

There were no public comments.

Agenda Changes

There were no requested changes to the agenda.

Proposed Business-Industrial (B-I) Zoning

Planner Aluise presented the following ordinance, to add Business-Industrial (B-I) Zoning to the Silt Municipal Code:

AN ORDINANCE ADDING 17.31 OF THE SILT MUNICIPAL CODE TO ESTABLISH A BUSINESS-INDUSTRIAL (B-I) ZONE DISTRICT WITHIN THE TOWN OF SILT, COLORADO AND FURTHER AMENDING SECTIONS 17.13.020 APPENDIX A, 17.12 AND 17.44 IN ORDER TO INCLUDE THOSE PERMITTED USES, SPECIAL USES AND PROHIBITED USES WITHIN THE NEWLY CREATED BUSINESS-INDUSTRIAL (B-I) ZONE DISTRICT

Commissioner Hays made a motion to approve staff's recommendations, with the following amendments:

Section 17.12.010 (K) reads as follows:

"K. Business-Industrial (B-I) District: The Business-Industrial (B-I) commercial district is established as a district in which more intensive commercial uses may be instituted and/or kept, including but not limited to fabrication, manufacturing, assembly, processing of natural resources, storage yards and other uses."

Section 17.13.020 Appendix A reads as follows:

"Bulk petroleum refining" (shall be a) Special Use (SU)
"Composting facilities" (shall be a) Special Use (SU)

Section 17.44.020 reads as follows:

"Minimum distance from any lot line to barns, paddocks or stalls (**)".

Commissioner Lewis seconded the motion and the motion carried unanimously.

Public Officials Liability Training Series

Planner Aluise presented the following videos as required by CIRSA:

"Zoning and Land Use Issues"
"Employment Practices"
"Managing Your Public Officials Liability"

Future Business

There was no future business.

Other Business

Board of Trustee Sonny Fernandez presented to the commission an e-mail from Mr. Howard B. Tuthill with Columbine Market to Kelly Lyon, the developer of Silt Trade

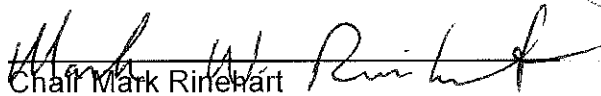
Center. The e-mail regards the best possible location for a grocery store within the Town of Silt. Mr. Tuthill stated that Mr. Lyon's property located next to the Post Office is the best possible location of the three locations (wetlands, 401 Main and Silt Trade Center).

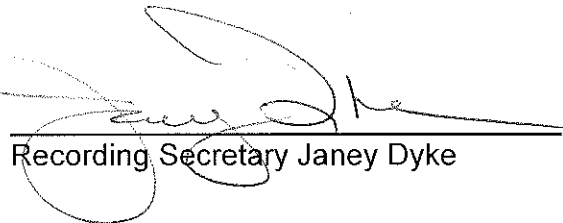
Staff and Commission Comments

The Commission discussed the following items:

- The size and location of a grocery store with in the Town of Silt;
- The types of incentives in attracting businesses to the Town of Silt;
- The profitability of the Highway 101 Concert on September 17, 2011;
- The walking path on 16th Street needs additional 4" asphalt for drainage;
- The concrete out on 7th street should be leveled out;
- The drainage ditch and the aesthetics adjacent to Lyon Residential PUD;
- The status of residency for Vice Chair Patricia McClure;

At 8:30 p.m. Chair Rinehart moved to adjourn the meeting and Commissioner Shivley seconded the motion. The motion carried unanimously.


Chair Mark Rinehart


Recording Secretary Janey Dyke