

GEORGETOWN PLANNING COMMISSION

Regular Scheduled Meeting Minutes

Wednesday, May 22, 2019

CALL TO ORDER

The Georgetown Planning Commission held a rescheduled meeting on Wednesday, May 22, 2019 in the Georgetown Town Hall, 404 6th Street. The meeting was called to order at 6:00 p.m. by Nikki Weber.

ROLL CALL

Answering the roll were Commission Members: Chairman, Nikki Weber, Ed Hoover, Dwayne Gocinski, and Anne Wilkins, and Kathleen Hoeft.

Also, Town Staff in attendance were Town Administrator, Kent Brown and Town Clerk, Jennifer Yobski

AUDIENCE

Sharon Rossino, Coralie Anderson, and Norm Stitzer

AGENDA APPROVAL

Ms. Hoeft moved to approve the agenda as presented. Mr. Gocinski seconded, and the motion was adopted by unanimous vote.

AUDIENCE BUSINESS

There was no audience business

NEW AND UNFINISHED BUSINESS

Great Divide Garden Center- Special Use Permit application / Public Hearing

The applicant, Sharon Rossino of Right Coast Investment Properties, LLC, appeared and stated the special use permit application is for a garden center at the rear of the property located at 1207 Argentine St. in the Gateway Commercial District of Georgetown. The property also contains a mixed-use building; 1400 sq. ft. office space and five apartment units.

Ms. Weber, Planning Commission Chairman, opened the public hearing at 6:08 p.m. Ms. Weber announced that the Design Review Commission (DRC) reviewed the application at its May 9th meeting and approved the proposed special use permit application and the temporary structure which will be the greenhouse, conditioned upon approval by the Planning Commission. The Georgetown Municipal code requires seven days in between the DRC review and the Planning Commission public hearing for review, which is why this meeting was rescheduled. Staff recommends approval.

Ms. Rossino stated she will purchase the inventory of flowers and vegetables through a wholesale vendor and resell them as a retailer for the first year. She added that next year she is

hoping to be able to sell homegrown products.

Ms. Hoeft asked if the greenhouse will be temporary and be removed at the end of summer? Ms. Rossino stated that the greenhouse is considered a temporary structure because it won't have a foundation. She intends to keep the greenhouse up throughout the year. Ms. Rossino also stated she might have a flower bed stand to the south of the building, adjacent to the CDOT right-of-way, near the bus stop, and will also have a 50 sq. ft. shed for the checkout/cashier area.

Parking will be on the North side of building. In the existing parking lot. She has 4 full time residents that live in the apartments and she has her real estate office also in the building. There are 16 parking spots in total.

Norm Stitzer, property owner, of 1211 Argentine St., which is the adjacent property to the north, asked the following questions:

1. How long can a temporary structure (the greenhouse) be allowed to be up for?
Mr. Brown answered, the structure received a Certificate of Appropriateness from the DRC, and Ms. Rossino will apply for a building permit application for the structure.
2. Sign permit?
Ms. Rossino answered she intends to apply for a sign permit.
3. Square footage of temporary structure?
Ms. Rossino stated the square footage will vary, and can be up to 26' x 30' sq. ft. or 26' x 40' sq. ft.
Ms. Weber noted the application states 26' x 20' sq. ft., and the COA from the DRC approved that size for the temporary structure.
4. Parking requirements?
5. Ms. Rossino stated there are 16 parking spaces. The building has four apartment units, which require two parking spaces each (total of 8), and the real estate office which will require two spaces. The code states one parking spot for 300 sq. ft. of floor area. This leaves six spots for the garden center. Per code, only two – four parking spaces are required per the size of the temporary structure.
6. Bathroom facilities?
Ms. Rossino stated they will be provided in the real estate office.

Mr. Hoover asked about water, electrical and trash?

Ms. Rossino stated she will be running a hose to the building for water. There will be no lines underground. She also stated she will not be using grow lights, and the only electricity that will be needed is for heating pads for seedlings, and will run an extension cord from the building for that. She also stated there won't be any permanent electricity in the temporary structure. Ms. Rossino added that the extension cord for electricity will only be needed in the winter to start the seedlings, and the greenhouse will not be open to the public at that time.

Coralie Anderson, property owner of 300 Spring St., asked if the greenhouse will be heated and Ms. Rossino stated no, she will use high tunnels and row covers for insulation. She also asked about the structure type/ integrity of the structure? Will it last through the winter? Also, is it setting a precedent for other businesses to set up temporary structures?

Mr. Brown stated that the Planning Commission's role is to establish if the use is allowed in the Gateway Commercial District.

Ms. Wilkins made a comment that the Town's focus is trying to direct visitors to historic downtown and wonders if the garden center will hurt that attempt?

The public hearing closed at 6:42 p.m.

Ms. Hoeft made a motion to approve the Great Divide Garden Center special use permit application as presented, Mr. Gocinski seconded, and the motion passed with unanimous vote.

Mr. Brown stated the Town will follow through with the Ms. Rossino regarding the building permit, electricity and water regarding the greenhouse.

APPROVAL OF MINUTES- March 20, 2019

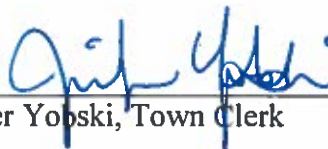
Amendment:

1. Call to order: Change to "Nikki Weber called the meeting to order" (previously had Kathleen Hoeft)
2. Under sign review, add comments referring to the Dark Sky Ordinance.

Ms. Wilkins made a motion to approve the March 20, 2019 minutes with the above two mentioned amendments, Mr. Gocinski provided the second and all were in favor.

ADJOURNMENT

Ms. Wilkins made a motion to adjourn the meeting at 7:30 p.m., Mr. Gocinski seconded, and the motion carried with unanimous vote.



Jennifer Yopski, Town Clerk



Nikki Weber, Chairperson

