

City of Alamosa
Planning Commission
April 23, 2014
6:00 p.m.
Minutes of the Meeting

The regular meeting of the Planning Commission was called to order on the above date at 6:00 p.m. by Chairperson Shirley White. Present were the following members: Farris Bervig, Debbie Clark, Barbara Kruse, Mark Manzanares and Robert McWhirter. Excused: Don Martinez. A quorum was declared. Staff present: Don Koskelin, Harry Reynolds, Pat Steenburg and Julie Scott.

Agenda Approval: M/S/C. Kruse, McWhirter. Motion was made to approve the agenda as presented. (Unanimous)

Approval of the Minutes: M/S/C. Clark, Kruse. Motion made to approve the minutes of the March 26, 2014 meeting as presented. (Unanimous)

Conduct Public Hearings

Regular Business- Zoning Board of Adjustments

The request of SCLR, LLC dba Tractor Supply Co., for a variance from the City Code of Ordinances to allow sign installation. The applicant seeks relief from the allowed sign size of 80 sq. ft. to 108 sq. ft. for a free standing sign. The property affected is Carroll Properties, Addition #1, NE ¼, Section 5, Range 10 East, Township 37 North, City of Alamosa, Alamosa County, also known as 720 Del Sol Drive.

The public hearing opened at 6:01p.m.

White: Is there someone here to speak for the request? Please step up to the podium and state your name and address for the record.

Wilson: Rick Wilson, 905 Sunshine Road, Hot Springs, Arkansas. Good to be back for a second time, the weather is much better. As you know, we have begun excavation on the new Tractor Supply Store. Our typical sign for Tractor Supply is 6 ft. by 24ft. pylon sign, quite attractive, which is identical to the wall sign on the building which within the City regulations, that is not an issue. But, because the location is a bit removed from the highway, and setback and the strip mall in front of the location also inhibits the view a bit. This is why I am before you requesting a variance.

White: Thank you. Are there any other questions? Is there anyone else to speak for the request? Against? We will close the public hearing.

The public hearing closed at 6:04 p.m.

McWhirter: I went out there and unless it is quite tall, you won't see it. My concern is specs on the sign and the single pole and the question I have is it is engineered to wind load?

Wilson: Absolutely, Tractor Supply hires a sign company for all stores nationwide and snow load, wind load, roof load, frost depth are all considered for specific areas of the country. This sign I believe has additional backing for the wind load. We are well prepared for that issue

White: Is it lighted?

Wilson: Yes.

Clark: Can it be a part of the process that if the store closes, the owner is responsible to have the sign removed?

Koskelin: That is in the ordinance already; I will look up the section that pertains to it.

Bervig: I know that is correct, we just went through that and had to remove the wording on the sign by the highway within a five month time limit.

White: Any other questions? Is there a motion?

M/S/C. Kruse, McWhirter. Motion made to approve the variance request SCLR,LLC dba Tractor Supply Co., for a variance from the City Code of Ordinances to allow sign installation. The applicant seeks relief from the allowed sign size of 80 sq. ft. to 108 sq. ft. for a free standing sign. The property affected is Carroll Properties Addition #1, NE ¼, Section 5, Range 10 East, Township 37 North, City of Alamosa, Alamosa County, also known as 720 Del Sol Drive.(Unanimous)

Staff informed the applicant this was final action on the request and a sign permit could be obtained at any time.

Mr. Wilson congratulated Don Koskelin on his retirement and wished him well.

Kruse inquired as to the kind of tractors they would sell.

Wilson stated they do not sell tractors but the name is actually from the 1920's when Tractor Supply began and never changed although the merchandise line has. It is a farm and ranch retailer, largest in the country.

Planning Issues

1B.The request Candelaria Ramirez for review of a lot line adjustment and right of way dedication. The property affected is a portion of Tract 3 of the Amended Stockton Addition, NW

¼ of Section 9, Township 37 North, Range 10 East, N.M.P.M., lying generally south of Chico St. and west of Catlin.

The public hearing opened at 6: 10p.m.

White: Is there anybody here to speak for this? Please state your name and address for the record and tell us about your proposal.

Ramirez: Ronica Ramirez, 301 Catlin. I am here with my parents to translate as they are mainly Spanish speaking.

Ms. Ramirez stated they wanted to make the lots equal size and easier to build on. The land is vacant. They have three lots and want to make it two lots.

White: Is there anyone else that would like to speak for this?

Gibson: Willie Gibson, 314 Catlin. What happened was they were platted as three 50 ft. lots quite a long time ago. He wants to make two usable lots, right now they aren't, about all he can do with them as they are is keep mowing the weeds. I own the land right next to it and the City water and sewer is there and it will improve our neighborhood and they would like to make two usable City lots. If we get more people there maybe the City would help with the streets. I would be very in favor of him having these lots approved.

White: Thank you, Willie. Is there anyone else that would like to speak? Please step up to the podium and state your name and address.

Gibson: Leon Gibson, 310 Catlin. I live directly across the street from this property and I have no objection to the request. I think it would improve the neighborhood.

White: Is there anyone else that would like to speak? We will close the public hearing. Is there a motion?

The public hearing closed at 6:13 p.m.

M/S/C. McWhirter, Manzanares. Motion made to recommend approval of the request of Candelaria Ramirez for review of a lot line adjustment and right of way dedication. The property affected is a portion of Tract 3 of the Amended Stockton Addition, NW ¼ of Section 9, Township 37 North, Range 10 East, N.M.P.M., lying generally south of Chico St. and west of Catlin. (Unanimous)

Staff informed the applicant the recommendation would go to City Council to be heard May 14, 2014 at the regular meeting at 7:00 p.m. or shortly thereafter due to the right of way dedication that is included on the lot line adjustment. It will be on the consent calendar. It would be advisable to have someone at the hearing.

Bervig made the comment that it was nice to see development in this area of the community.

Other Business: The Commission gave thanks to Don Koskelin for his years of service (20+) on the Planning Commission and Zoning Board of Adjustments. Pat Steenburg was congratulated on being appointed the new Public Works Director.

Koskelin read the portion of the ordinance regarding sign removal for Ms. Clark's inquiry.

Correspondence: Distributed.

After no further business, the meeting was adjourned at 6: 20 p.m.

Respectfully submitted,

Julie Scott
Recording Secretary