

City of Alamosa  
Planning Commission  
January 22, 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 Chair Mark Manzanaras. Present were the following members: Barbara Kruse, Debbie Clark, Don Martinez, and Robert McWhirter. Excused: Farris Bervig. A quorum was declared. Staff present: Don Koskelin, Harry Reynolds, and Julie Scott.

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

**Approval of the Minutes: M/S/C.** McWhirter, Clark. Motion made to approve the minutes of the December 11, 2013 meeting as presented. (Unanimous)

**Regular Business-** Zoning Board of Adjustments – No applications received.

Planning Issues

The request of Jacki Kennedy for a Permitted Use by Special Review to allow outdoor sales (Use group C-23) in a Commercial Business zone. The property affected is Lots 17 through 19, Alamosa, Block 38, City of Alamosa, Alamosa County also known as 703 Main St.

The public hearing opened at 6:02 p.m.

Manzanaras: Please state your name and address for the record and tell us about your proposal.

Kennedy: Jacki Kennedy, business addresses is 703 Main St. We are taking out the glass and leaving the walls and turning it into a patio area on the Main St. side. We will add an interior wall to access the patio area. On the San Juan side, we are placing a couple of tables similar to what the Brew Pub has and in line with all the city regulations.

Manzanares: This is a coffee shop?

Kennedy: It is a Nestle Tollhouse Cookie shop. It will be a bakery; we will serve coffee, crepes, ice cream, a good variety of items.

Manzanares: Is there anyone else that would like to speak for this? Against? Is there a motion?

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

M/S/C. White, Clark. Motion made to recommend approval of the request of Jacki Kennedy for a Permitted Use by Special Review to allow outdoor sales (Use group C-23) in a Commercial Business zone. The property affected is Lots 17 through 19, Alamosa, Block 38, City of Alamosa, Alamosa County also known as 703 Main St.

(Unanimous)

Other Business: Election of Officers

White and Manzanares were nominated to serve as Chairman. There were no other nominations. Each nominee received three votes.

The commission went to paper ballot: White then received four votes, Manzanares three votes. White accepted the nomination for Chairman.

Clark, McWhirter were nominated to serve as Vice Chairman. There were no other nominations. Clark declined the nomination, McWhirter accepted.

Correspondence: Distributed.

Staff gave a brief summary of possible discussion items for the upcoming joint work session with City Council to be held on February 5<sup>th</sup> at 5:30 p.m.

They were also informed of the RV resort work session tonight to be held after the Planning Commission meeting concludes.

There was a brief discussion of the dumpster placement at the McDonald's and the multi family dwelling under construction on First St.

Parking restrictions on Stadium Dr. were also discussed as well as possible reconfiguration on the north end of Market St.

After no further business, the meeting was adjourned at 6:34 p.m.

Respectfully submitted,

Julie Scott  
Recording Secretary