



City of Florence

600 West 3rd Street
 Florence, Colorado 81226
 (719) 784-4848 Fax (719) 784-0228
 Email: planning@florencecolorado.org

FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, MAY 16, 2024

5:30 P.M.

Commissioners	Present	Absent
Chair Beth Lenz	X	
Planning Commissioner Brandon Angel	X	
Planning Commissioner Kirk Nelson	X	
Planning Commissioner Tabby Selakovich		X
Planning Commissioner Paul Villagrana	X	
City Council Representative Mergelman	X	

Staff Present	Present	Absent
Planning Director Fox	X	
City Manager Nasta		X
City Clerk Huppe	X	

I. Call to Order

Chair Lenz calls the meeting to order at 5:30 p.m.

II. Roll Call

Commissioner Selakovich absent, all other Commissioners present.

Council Representative Mergelman present.

III. Approval of the Minutes from the March 21, 2024 Meeting

Commissioner Angel makes a motion to approve the meeting minutes from March 21, 2024.

Seconded by Commissioner Nelson.

Roll Call: 4 Ayes The motion carries.

IV. Old Business:

a) **Willow Creek Estates Subdivision** - Willow Creek Estates Filing No. 2 – Staff Update

- 1) Valid CDOT Access Permit acknowledging the additional lots – Still needed. Staff has reached out to CDOT to request information regarding the Access Permits and their status. No information has been received back at this time.



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- 2) A system wide water analysis to verify the adequacy of a single tap point from Arrowhead Drive: A letter from Jacobs Engineering has been received confirming that a system wide analysis conducted by 3 Rocks Engineering regarding a single tap point from Arrowhead Drive will provide suitable performance and also offered recommendations to the developer in order to offer long-term distribution benefits for the development and the City.
- 3) Final engineering on water tap size for each four-plex: A letter from Jacobs Engineering has been received stating that the final reports from Professional Engineering Consultants demonstrate there will be sufficient water pressure for a 1” inch water tap size, which the developer had originally requested.
- 4) Union Ditch Shares – 7 Union Ditch Shares will be required.
- 5) An address plat - has been received.
- 6) Preliminary Plat notes - have been added to the potential final plat and submitted to the City.

V. **New Business:**

- a) **Public Hearing – SUR 24-001** – Requesting a Special Use Review for an Indoor Amusement and Entertainment Establishment at 111 Church Avenue
 - Planning Director states the location of the property is located at the Northwest corner of Church Avenue and West Main Street. Applicants seek to convert the existing vacant building into an indoor amusement and entertainment establishment. Identified in Chapter 17.08 of Municipal Code - “Indoor amusements and entertainment establishment” means an entirely enclosed facility providing a source of amusement, entertainment, or recreation, which is operated as a commercial venture. The building is in the C – General Commercial Zone District and an indoor amusements and entertainment establishment is allowed only by a Special Use Review. Further states that the Future Land Use map in the City's Current Master Plan shows the subject property is in the MU-D - Downtown Mixed-Use District. This district is ‘primarily pedestrian-orientated and support a number of retail, office, food service, and limited hospitality uses as well as entertainment venues.’ Also stated in the meeting packet are comments from utilities and sanitation. Notice of Public Hearing timeline is listed and does meet notification requirements per code. Additional parking spaces will be required, the applicates have stated that they do have a parking plan for the project but had not submitted the plan before the meeting. Planning Director points out a correction in the staff report regarding parking spaces needed due to the occupancy load changing for the building, 15 additional parking spaces are needed not 10.
 - Chair Lenz opens the Public Hearing.
 - Henry Agustinus, owner of 111 Church Avenue. States the idea is to make a children’s playground for the community and for Fremont County, and this idea will be an investment for the town and himself. Further states that this project will draw additional people into Florence.
 - Chair Lenz inquires about the children’s age range that will be able to use the facility.
 - Mr. Agustinus states from 1 to 12 years old.
 - Commissioner Angel inquires if food will be served.



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- Mr. Agustinus states no food provided at this time but there is the idea of a food truck in front of the building.
- Chair Lenz inquires if parents will be required to stay with their children while in the building and play area.
- Mr. Agustinus states that a parent will be required to stay with their child no matter what age.
- Chair Lenz inquires if the applicant is concerned about being located on a State Highway and how children are going to be kept from exiting the building.
- Mr. Agustinus states he has enough parking.
- Chair Lenz inquires if the applicant has discussed the parking plan with the Fire Department because the south gated access will be closed off per the parking plan submitted.
- Mr. Agustinus states he has not spoken to the Fire Department
- Commissioner Nelson inquires how many employees there will be.
- Mr. Agustinus states four to five.
- Representative Mergelman expresses concern about the intersection where the property is located and there is no fence on the south side of the property.
- Mr. Agustinus states there is enough space around the building.
- Representative Mergelman inquires about parking lot lighting.
- Mr. Agustinus states there are 6 to 7 light poles.
- Chair Lenz closes the public hearing.

Chair Lenz recommends approval of Special Use Review 24-001 to permit an indoor amusement and entertainment establishment located a 111 Church Avenue C – General Commercial Zone District and recommend to City Council for a final decision contingent upon a parking plan that addresses lighting, safety, a CDOT consultation, consultation with Fremont Sanitation and consultation with the Florence Fire Department.

Seconded by Commissioner Angel.

Roll Call: 4 Ayes The motion carries.

The meeting adjourned at 5:56 p.m.

By: _____
Planning Commission Chair

Date: _____