



City of Florence

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

FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, MARCH 21, 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

All Commissioners present.

Council Representative Mergelman present.

III. Approval of the Minutes from the February 15, 2024 Meeting

Commissioner Angel makes a motion to approve the meeting minutes from February 15, 2024.

Seconded by Commissioner Villagrana.

Roll Call: 5 ayes The motion carries.

IV. Old Business:

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

City Clerk Huppe states:

1) a valid CDOT access permit with Notice to Proceed,

2) A system wide water analysis to verify the adequacy of a single tap point from Arrowhead Drive.

Last month the system wide water analysis was received from Mr. Stoner’s engineers, 3 Rocks,



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and sent to Jacobs Engineering, for review. The analysis was returned with questions and sent back to 3 Rocks Engineering.

3) Final engineering on water tap size for each four-plex. Last month the water tap size analysis was received from Mr. Stoner's engineers, and sent to Jacobs Engineering for review. The analysis was returned with questions and sent back to PEG Professionals for the additional information to be added. Yesterday, the analysis was returned to the City and then forwarded to Jacobs engineering for final comments.

4) An address plat - has been received.

5) Preliminary Plat notes - have been added to the potential final plat and submitted to the City.

6) Union Ditch Shares – are still under discussion.

V. New Business:

a) **791 South Union Street, Lot 4, Brown Subdivision – Parking Plan**

- Michael Schuster - Explains the project of building the apartment complexes on South Union Street has come to an end and now would like to construct a 40 by 60 dry storage facility for the tenants on the lot behind the 11 apartments. Mr. Schuster explains that this facility will not require a parking plan, there will only be loading and unloading in front of the storage building. This will not be a commercial building and is strictly for use by the tenants. Each tenant will have a 10 x 20 storage area.
- Commissioner Villagrana inquires about the entrance into the lot where the potential storage facility will be located.
- Mr. Schuster explains this is a flag lot with a 2-way drive entrance coming off Union Street.
- Commissioner Mergelman inquires which side of the building the doors will be on.
- Mr. Schuster states that there will be four doors on the east and west side, then another four on the front which is south facing.
- Commissioner Angel inquires if through the building process of the apartments and now the potential dry storage facility, if any contaminants in the soil have been noticed.
- Mr. Shuster states that there have not been any contaminants noticed.
- Commissioner Nelson inquires about a rent increase due to the potential dry storage facility.
- Mr. Schuster states that it would be 100.00.
- Chair Lenz inquires if a storage unit for tenants would be optional.
- Mr. Schuster states that has not been decided.
- Commissioner Nelson inquires if any of the dry storage facility would be rented out to the public.
- Mr. Schuster states that the units will not be rented out to the public and are strictly for the tenants of the apartment complex.



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Commissioner Villagrana makes motion that a parking plan is not required for the potential dry storage facility at 791 South Union Street, Lot 4, Brown Subdivision.

Seconded by Commissioner Nelson

Roll Call: 5 ayes The motion carries.

The meeting adjourned at 5:49 p.m.

By: _____
Planning Commission Chair

Date: _____