

AGENDA
PUEBLO COUNTY PLANNING COMMISSION
COMMISSIONERS' CHAMBERS, PUEBLO COUNTY COURTHOUSE
215 WEST 10TH STREET
MAY 17, 2023
5:30 P.M.

NOTICE: The hearing will be streamed live on the County's Facebook Page <https://www.facebook.com/PuebloCounty/>; however, public comments will not be accepted from the Facebook page.

1. Roll Call and Declaration of Quorum.
2. Approve Agenda of May 17, 2023 Meeting.
3. Approval of April 19, 2023 Minutes.
4. Chairperson's Report.
5. Director's Report:

(a) Acceptance of Map Amendments:

- [MAP AMENDMENT MA-23-1
\(MA 2023-001\)](#) Constance J. Miketa (Owner/Applicant)
c/o Jon Leverington, Leverington & Associates
(Representative)
32749 South Road
- [MAP AMENDMENT MA-23-4
\(MA 2023-004\)](#) Kelly Lewenkamp (Applicant)
D + K LLC (Owner)
56 North Precision Drive

(b) Continuances:

- [PRELIMINARY PLAN PREL-23-1
\(MIKETA SUBDIVISION
PRELIM 2023-001\)](#) Constance J. Miketa (Owner/Applicant)
c/o Jon Leverington, Leverington & Associates
(Representative)
32749 South Road

Continue to July 19, 2023.

- [MAP AMENDMENT MA-23-1
\(MA 2023-001\)](#) Constance J. Miketa (Owner/Applicant)
c/o Jon Leverington, Leverington & Associates
(Representative)
32749 South Road

Continue to July 19, 2023.

(c) Withdrawals.

(d) Board of County Commissioners' Action. (Information only. No formal action required.)

(e) Administrative Reviews:

- [Special Use Permit No. 2019-010 REVISED](#), James L. and Sarah Ann Coleman (Owners/Applicants). This is an administrative review of a special use permit allowing a dog kennel for a maximum of seven (7) dogs on a 27.89± acre parcel of land in an A-3, Agricultural (minimum 1 acre) Zone District. The proposed use is not intended as a commercial kennel business; the request is being submitted to allow the owners/applicants to breed dogs and to own up to seven (7) adult dogs as livestock guardians and pets. The property is located on the east side of Pine Drive at its intersection with Oldham Road in the Beulah area.
- [Special Use Permit No. 2021-004](#), USS Giveback Solar, LLC (Applicant), Mitch A. Miller (Owner), Michelle Simms and David Watts (Representatives). This is an administrative review of a special use permit allowing the establishment of a public utility, specifically a 1.99 MW solar facility on an 11.8-acre portion of a 20± acre parcel of land, in the A-1, Agricultural (minimum 35 acre) Zone District. The property is located at the southeast corner of the intersection of U.S. Highway 50 East and 39½ Lane and carries the physical address of 39540 U.S. Highway 50 East.

6. Statement of Hearing Procedures by Chairperson.

7. Hearing of Cases.

a) **CONSENT ITEMS:**

The **Consent Agenda** contains items for which staff is recommending approval and as of the publication of the agenda, there was no known opposition and the applicants are in agreement with staff's recommended conditions of approval. If any member of the Commission or a member of the audience wants to remove an item from the **Consent Agenda** to facilitate an individual, full public hearing regarding that item, they must request the item be removed from the **Consent Agenda** following the summary presentation of the Consent items. The item will be placed at the end of the **Regular Agenda**. Upon completion of the **Consent Agenda** items, the Commission will take action regarding the remaining items on the **Consent Agenda** in the form of a single vote.

- 1) [SPECIAL USE PERMIT SUP-23-1 \(SUP 2023-004\)](#) Kaitlyn Marisa Faye Wear (Owner/Applicant)
479 South Oak Creek Drive

Applicant requests a special use permit to allow a Child Care Home (Large) in an R-1, Single-Family Residential Zone District. The property contains 0.41± acres and is located on the southwest corner of South Oak Creek Drive and west of East Ohio Drive in Pueblo West.

- 2) [SPECIAL USE PERMIT SUP-23-4 \(SUP 2023-003\)](#) Phillip E. Cullen & Judith J. Santarelli
(Owners/Applicants)
Immediately West of 4501 Thatcher Avenue

The Owners/Applicants request a special use permit to allow a Mini-Warehouse Facility (indoor RV storage) in a B-4, Community Business Zone District. The property contains 1.37± acres and is located on the north side of Thatcher Avenue between Cherry Lane and Cactus Street (if extended northerly).

3) [MAP AMENDMENT MA-23-4
\(MA 2023-004\)](#)

Kelly Lewenkamp (Applicant)
D + K LLC (Owner)
56 North Precision Drive

The applicant requests a map amendment to rezone one (1) parcel of land totaling 2.01 acres from a PUD, Planned Unit Zone District to an I-2, Light Industrial (minimum .5 acre) Zone District. The intent of this request is to apply a zone district designation to the property that allows the commercial use of the existing metal building which contains an office and warehouse. The property is located on the east side of North Precision Drive, approximately 900 feet north of its intersection with East Enterprise Drive in the Pueblo West area.

b) **REGULAR ITEMS**

8. Unfinished Business.
9. New Business.
10. Reports of Committees.
11. Public Comments *(limited to 3 minutes per speaker, total of 7 speakers)*
12. Adjournment.

SMS