

WOODLAND PARK BOARD OF ADJUSTMENT

MEETING MINUTES – January 22, 2024

*City of Woodland Park, 220 W. South Avenue, Woodland Park, CO and by Zoom.
This meeting was a hybrid in-person and virtual electronic meeting. A Zoom link was posted on the front-page of the City website. Public input in the form of written comment submitted in advance of the meeting was encouraged and public comment in real time at the meeting was made.*

1. ORDER AND ROLL CALL: Order was called at 6:30 p.m. with attendance as follows:

Present	Chair Louis Ramon
Present	Vice Chair Nick Abercrombie
Present	Regular Member Valerie Lundy
Present	Regular Member Jim Rumsey
Staff Present	Planning Director/BOA Secretary Karen Schminke
	Senior Planner CJ Gates

Regular Member Kevin O'Neill's term expired, and he will be reapplying for another term.

The Pledge of Allegiance was recited.

2. APPROVE MINUTES: November 20, 2023 & December 18, 2023 Meeting Minutes

At the meeting the Board was provided with minutes that had been revised slightly from what was in the meeting packet. Staff clarified for the record that the Chair's suggested revisions to the November 20th minutes were not substantive changes and all his suggestions were incorporated into the minutes. Regarding the December 18th minutes, page three was changed as follows: "Chair Ramon opened the hearing for public comments. There were no comments, either in person or virtually. The Public Comments portion of the hearing were then closed."

MOTION: Rumsey motioned and Lundy seconded to approve the minutes as amended for both the November 20, 2023 and the December 18, 2023 meetings. Motion passed unanimously.

3. REQUESTS / PUBLIC HEARINGS:

A. VAR2023-10: Nash front yard accessory building: A request by Hayes Nash (applicant and land owner) to locate a 24' x 36' accessory building in a front yard (MC §18.06.020) on Lot 3 Aspen Acres (115 Trull Road, Woodland Park, CO) in the Suburban Residential (SR) zone district.

It was noted that this item is being rescheduled, most likely to February 26, 2024.

4. ELECTION OF OFFICERS: Chair and Vice-Chair

MOTION: Ramon nominated and Lundy seconded Nick Abercrombie for Chair. The motion was approved unanimously. Nick Abercrombie took the chair, and thanked Louis Ramon for his many years of service as Chair.

MOTION: Ramon nominated and Chair Abercrombie seconded Rumsey for Vice-Chair. The motion was approved unanimously. Jim Rumsey is the Vice-Chair.

5. REPORTS: With the Planning Commission next work session on the Code restructuring project coming up on January 25th, Director Schminke provided a very brief overview of the new structure for draft Chapter two that is being proposed. She noted that comments received at a prior work session on this chapter had all been included in this revised draft. She also

introduced Grant Ahtye as the new Planning Department Permit Technician. The BOA thanked Staff for their work.

Director Schminke stated the next meeting of this Board is scheduled for February 26, 2024 at 6:30 p.m.

6. **ADJOURN:** Chair Abercrombie adjourned the meeting at 6:49 p.m.

Approved by:  2/26/2024
Nick Abercrombie, Chair Date