



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 15, 2025

5:30 P.M.

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

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

- I. **Call to Order**
 Chair Lenz calls the meeting to order at 5:31 p.m.
- II. **Roll Call**
 Commissioner Nelson absent, all other Commissioners present.
 Council Representative Mergelman present.
- III. **Approval of the Minutes of the April 17, 2025 Meeting**
 Commissioner Villagrana makes a motion to approve the meeting minutes from April 17, 2025.
 Second by Commissioner Angel.
Roll Call: 4 Ayes
- IV. **Old Business:**
 - a) **Master Plan Discussion** –
 - Planning Director states that City Council approved the proposal from SCJ Alliance, and a draft contract is currently under legal review. Staff will be meeting with the consultants to begin the process in a couple of weeks.
- V. **New Business:**
 - a) **Public Hearing – RZ 25-001** - Request to rezone property from R-2 District – Low/Medium Density Residential to P – Parks and Open Space District located on Cyanide Avenue.



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- Planning Director stated that the City of Florence owns the subject property. The timeline outlined in the staff report was followed regarding public notice, and no public comments had been received as of the report's date. However, on the day of the meeting, Fremont Sanitation District submitted a response stating they are the owners of the property adjacent to the subject site. They requested that any future development plans for the city-owned property be submitted to them for review.
- Chair Lenz opens the public hearing.
- Freia Bradford – 1540 West 3rd Street. Inquires if the Parks and Recreation designation is associated with the Canon City Recreation District.
- Planning Director states the plan for the site is a public city park and parking lot.
- Ms. Bradford inquires about the zoning.
- Chair Lenz states it is currently zoned for housing, the city is asking to change the zoning to parks.
- Ms. Bradford inquires if the park will then be associated with the Recreation District.
- Chair Lenz states that it will not be associated with the Recreation District but a park for the City of Florence.
- Ms. Bradford expresses concern about homelessness in the area, and that a park could potentially attract more.
- Micheal Darr and Lisa Eskridge – 509 Cyanide Ave.
- Lisa Eskridge expresses concerns about drugs and vandalism if there were a park at the subject location.
- Micheal Darr expresses concerns homelessness along Cyanide Avenue, stating that the project will increase both activity and traffic in the area.
- Chair Lenz clarified that the purpose of the discussion at this meeting is to consider a potential recommendation to City Council regarding the zoning of the property, not the planning of the park.
- City Manager Nasta suggested tabling the subject, noting that the City is preparing to begin revisions to the Master Plan.
- Chair Lenz closes the public hearing.

Chair Lenz makes a motion to table RZ 25-001 indefinitely and include it in the Master Plan discussion in the future.

Seconded by Commissioner Villagrana

Roll Call: 4 Ayes

The motion carries.

The meeting adjourned at 6:06 p.m.

By: _____
Planning Commission Chair

Date: _____