



# City of Florence

600 West 3<sup>rd</sup> Street  
Florence, Colorado 81226  
(719) 784-4848 Fax (719) 784-0228  
Email: [planning@florencecolorado.org](mailto:planning@florencecolorado.org)

## FLORENCE PLANNING COMMISSION MEETING MINUTES

THURSDAY, FEBUARY 26, 2026

5:30 P.M.

| Commissioners                         | Present | Absent |
|---------------------------------------|---------|--------|
| Chair Beth Lenz                       | X       |        |
| Planning Commissioner Bliss Eckland   | X       |        |
| Planning Commissioner Kirk Nelson     | X       |        |
| Planning Commissioner Paul Villagrana |         | X      |
| City Council Representative Mergelman | X       |        |
| Vacant                                |         |        |

| Staff Present         | Present | Absent |
|-----------------------|---------|--------|
| Planning Director Fox | X       |        |
| City Manager Cobler   | X       |        |

### I. **Call to Order**

Chair Lenz calls the meeting to order at 5:29 p.m.

### II. **Roll Call**

Commissioner Villagrana absent.

All Commissioners present.

Council Representative Mergelman present.

### III. **Nomination and Election of Planning Commission Chair.**

### IV. **Nomination and Election of Planning Commission Vice Chair.**

- Chair Lenz states that due to one vacancy on the board and the absence of Commission Villagrana that the nomination and election of both the Chair and Vice Chair should be postponed.

Commissioner Nelson makes motion to table the nomination and election of the Planning Commission Chair and Vice Chair until the Commission is fully seated.

Second by Chair Lenz.

**Roll Call:** 3 Ayes



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**V. Approval of the Minutes of January 15, 2026, Meeting**

Commissioner Eckland makes a motion to approve meeting minutes from the January 15, 2026, meeting.

Second by Commissioner Nelson.

**Roll Call:** 3 Ayes

**VI. Old Business:**

**V. New Business:**

a) **Public Hearing** - SUR 26-001 – Special Use Review for a Salvage Yard and Watchmen’s Quarters at 551 South Union Street

- Chair Lenz opens the public hearing.
- Planning Director states the applicant, George Clark, seeks approval to develop a portion of currently vacant land for use as a salvage yard and construction of a 20’ x 60’ building that will include a watchman’s living quarters. The property has been vacant for years and is comprised of 10 acres per Fremont County Assessors. The property is zoned I-2 – Heavy Industrial. The single parcel is divided into three (3) sections by South Union Street and Cedar Street. Salvage yard operations are proposed only for the northeast section, with no use planned for the west or south sections. A salvage yard and watchman’s quarters are allowed in the I-2 - Heavy Industrial Zone District only upon approval of a Special Use Review. The Future Land Use map in the City's Current Master Plan shows the subject property is in the EMP- Employment Centers District. A drainage report was required due to the nature of the business, varied topography and location of the property. City Engineer has reviewed the submitted drainage report and finds it acceptable at this stage of review process. Applicant proposes that there will be a maximum of ten (10) vehicles per day. Site screening is required in the Industrial Zone. The applicant proposes installing a six (6) foot-high opaque fence. A ¾-inch water tap is allocated to this property; no additional requirements or shares are required at this time.

The Planning Director stated that the Florence Fire Department had submitted questions and concerns, which were reviewed and addressed by the applicant. The applicant’s responses were subsequently evaluated by the Fire Chief, who finds them acceptable at this time.

- Angela Bellantoni, Environmental Alternatives, Inc. – Mr. Clark purchased the property in January 2025, at which time a Phase 1 Environmental Site Assessment was completed. A fire hydrant is located at the intersection of Union and Cedar. Mr. Clark has been in the salvage business for 40 years. He is proposing this business that will have up to two employees. The proposed use includes vehicle intake with no floor drains, and all fuels will be properly stored and managed in accordance with applicable regulations. Site improvements would be a metal building, an office and potentially a watchmen’s quarters.



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Drainage structures as needed for stormwater during construction and then the drainage plan elements would be created and implemented. Mr. Clark is aware that the business will have to abide by CDPHE Water Quality Control regulations for the use as a salvage yard.

- George Clark – Explains the drainage plan and topography of the area along with automotive recycling procedures.
- Micheal Shuster – 651 South Union – Inquires about the fencing for the project and if the proposed building will be one story.
- George Clark – States the building will be one story and the fencing is proposed to be six feet high and will be around the project area.
- Wyatt Reed – 650 South Union – Wanted to encourage the applicant and thank him for bringing new business to town.
- Chair Lenz closes the public hearing.

Commissioner Eckland makes motion to recommend that the Planning Commission approve Special Use Review 26-001, which would allow a salvage yard and watchmen's quarters located at 551 South Union Street, I-2 – Heavy Industrial Zone District and recommend forwarding the application to City Council for a final action.

Second by Commissioner Nelson

**Roll Call:** 3 Ayes

**b) Parking Plan – 551 South Union Street**

- Planning Director states Pursuant to Municipal Code 17.68.030 H – Supplementary Requirements, any development on an industrially zoned lot must submit a parking plan, which is subject to Planning Commission approval.
- Applicant proposes three new parking spaces, which meet the off-street parking requirements for the salvage yard business. Two additional parking spaces are required for the watchmen's quarters. The site map has been revised accordingly to reflect the required parking.

Chair Lenz makes the motion that the Planning Commission approve the Parking Plan for a salvage yard and watchmen's quarters located at 551 South Union Street, I-2 – Heavy Industrial Zone District, based on the findings that the parking plan complies with applicable zoning code and parking requirements.

Second by Commissioner Nelson

**Roll Call:** 4 Ayes

The meeting adjourned at 6:28 p.m.

By: \_\_\_\_\_  
Planning Commission Chair

Date: \_\_\_\_\_