

Newcomb Community Center

Remote participation via ZOOM please use Meeting ID: <https://us06web.zoom.us/j/3732819188>

MINUTES

1. Call to Order: Vice Chairperson Ed Herman called the meeting to order at 7:00 pm. Zoning Board members Rodger Lull, Ed Pianalto and Joshua Ackerman were present. Chairperson Jesse Garetson joined us via Zoom. Minutes taken by Clerk Stacie Busby.

2. Public Comments: None.

3. NEW BUSINESS:

- Discuss and vote to approve minutes of the 8/11/2025 Zoning Board Meeting.

Chairperson Jesse James had one change – at the top of the second page it says, “with clarification that the culvert is the responsibility of the town or the county” but his understanding is that it’s the responsibility of the addition or the county, and that the city doesn’t have any responsibility of the county property. Member Ed Pianalto confirmed that Jesse Garetson is correct and that the minutes need to be changed to reflect this. Member Ed Pianalto made a motion to accept the minutes once the change has been made. Seconded by Member Joshua Ackerman. Motion carried 5-0.

- Discuss with possible action Anonymous Complaint for Sign(s).

Chairperson Jesse Garetson and Member Ed Pianalto have been in touch with Jake Schellenberg and the sign is going to be moved and its square footage will be reduced as well.

Open for public comment.

Chris Nasso requested complaint be read aloud.

The “upper entrance to town” (at 12th Street and State Street) has a sign in question as well on this complaint, this portion of the complaint had not been noticed when the conversation between Jake Schellenberg, Chairperson Jesse Garetson and Member Ed Pianalto occurred, so Chairperson Jesse Garetson will follow-up with the second sign.

Also, Clerk Stacie Busby will officially (via email) notify Jake Schellenberg of this complaint as soon as possible.

Motion to move this to next month’s Agenda by Member Joshua Ackerman, Seconded by Chairperson Jesse Garetson. Motion carried 5-0.

- Discuss with possible action on Zoning Code proposal revisions:
 - Review Zoning Code Revisions

We will add to Appendix A the new building code (2018 IRC) and then submit the Zoning Code Revisions to the Board of Trustees.

Motion to approve Zoning Code revisions as written and as discussed by Member Joshua Ackerman. Seconded by Member Ed Herman. Member Rodger Lull abstains in order to have more time to go over the revisions. Vote is 4 yes and 1 abstain.

4. OLD BUSINESS:

- Discuss updates to the Building Permit spreadsheet and review any new permits or closed permits, along with permits that are beyond 2 years old that require an update letter from the property owner.
Reviewed the Building Permit Spreadsheet.

5. ADJOURN: Motion to Adjourn at 7:58pm by Member Ed Pianalto. Seconded by Member Joshua Ackerman. Motion carried 5-0.

If special accommodations or alternative access is required, please contact the Town Clerk at thetownofpitkin@gmail.com or (970)787-0031 at least 48 hours prior to the scheduled meeting.

To add an item to the agenda, please submit it in writing to the Town Clerk at thetownofpitkin@gmail.com no later than Wednesday at 5pm prior to the regularly scheduled meeting. Supporting documentation must also be submitted no later than 5pm on the Wednesday before the meeting.