

Gilpin County Planning Commission

Meeting Minutes – July 8, 2008

The Gilpin County Planning Commission convened, at the Gilpin County Justice Center, Multi-purpose Room, 2960 Dory Hill Road, Gilpin County, Colorado

Call to Order: Johnson called the meeting to order at 7:05 p.m.

Quorum Call: Present: Chair Del Johnson, Pro Tem Don Harvey, Laura Jeney, Ron Saeger, Scott Belonger and Leslee Alexander, 1st Alternate John McMillan and 2nd Alternate Thomas Moore. Absent: Rob Dutcher. Also present: Community Development Director Tony Petersen, County Planner Ray Rears and Planning Commission Secretary Shannon Cook.

Minutes: June minutes were not presented.

Public Hearing: Christ the King Church Special Use Review – Highway 46
Petersen presented staff report concept plan and recommendation for approval with conditions.

Staff Presentation:

Peterson presented a staff report and the staff recommendation for approval with conditions.

Applicant Presentation:

The conditions are well within reason. We are not planning on building a village. We would like to have cabins that sleep six with a counselor in each cabin. Gilpin kids do not have a fellowship right now. It has taken ten years to find property suitable for cabins and a tubing hill. We would like a weekend retreat for ten to twelve kids, Friday through Sunday.

Planning Commission Comments:

The Planning Commission discussed zoning, well and septic, water, potential to build a grocery store, zoning classification, benefit to the county, parking, potential to revert back to forestry, overnight stay, amount of buildings, total occupancy, maximum amount of cabins, storage garage.

Open for Public Comment at 8:06:

It sounds like a good use.

Close public comment 8:09

Planning Commission:

Saeger motioned to leave Parcel #1 way it is. Alexander seconded the motion. Saeger motioned to revise Parcel #2 to a church building. Belonger seconded the motion. Alexander motioned for a three day out of seven use with 35 people maximum, Saeger seconded the motion. The motion passed, seven Commissioners approved the conditions, one with reservation.

New Business: Mark Smith – Nederland Pharmacy 21043 Highway 119, Zoning Change
Rears presented staff report.

Staff Presentation:

Rears presented the staff report. Working quickly with the applicant due to the need for the business and state requirements.

Applicant Presentation:

The State Board restraints will expire and I could loose insurance contracts, because of loosing the current location in Nederland. I would like to open the pharmacy in Rollinsville, because of the centralized location for Nederland and Gilpin residence. Future plans could include selling crutches, wheelchairs and other medical supplies and the possibility of one day having a soda fountain shop.

Planning Commission Comment:

Parking, what is CDOT's recommendation regarding an entrance, exit and angled parking, is the applicant looking for Special Use or zoning change.

Mark Smith – Nederland Pharmacy 21043 Highway 119 will be presented again to the Planning Commission on August 12th for a Public Hearing.

Old Business: Gilpin County Master Plan DRAFT final

Johnson informed the public that the Planning Commission will listen to their comments, however a Public Hearing is scheduled for August.

Public Comment:

Mark Slinger – Who is making the change in zoning C3 to C4, would a property ownership change maintain use for zoning,

Dan Adler – Railroad industry is a pipe dream, there is no retail in Rollinsville, Tolland Road has two lanes paved and is 4 feet 8 inches, and it would take millions of dollars to make it travelable.

Jerry Ward – Option for Tolland pass opened and I can envision it. It could be open to Winter Park and create a lot of usage. It needs help and a lot of work.

Slinger – Things are set up now to be flexible and not limiting the property owner.

Slinger – Rollinsville wants to be in Gilpin County, change the wordage of “Down Sizing”.

Jance Jones – Can we email comments.

Adjournment: Jeney moved to adjourn, seconded by Harvey. The motion passed with unanimous consent and the Planning Commission adjourned at 8:55 p.m.

Respectfully submitted,

Del Johnson
Chair