

# MEETING MINUTES OF THE GILPIN COUNTY PLANNING COMMISSION

January 13, 2009

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:** Chair Del Johnson called the meeting to order at 7:05 p.m.

**Quorum Call:** Present: Chair Del Johnson, Don Harvey, Laura Jeney, Rob Dutcher, Ron Saegeer and 1<sup>st</sup> Alternate Thomas Moore and 2<sup>nd</sup> Alternate Dave Lewis - Absent John McMillan and Scott Belonger - Staff Present: Community Development Director Tony Petersen and Planning Commission Secretary Shannon Cook

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**Minutes:** Jeney moved to accept the December minutes; seconded by Saegeer and the motion passed with unanimous consent.

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## **Public Hearing – SUR 08-03 Christ the King – Highway 46**

Petersen presented the detailed sketch plan including staff recommendations and restrictions.

### **Applicant Presentation:**

Request to divide a 20-acre parcel into two parcels. This would create a 5-acre parcel on the Northern five acres for a residential site.

### **Planning Commission Questions:**

Johnson: I am not sure what you are asking for. The plans are open ended and there is a concern that we may be approving something that doesn't meet the Master Plan. Jeney: We can approve the two parcels tonight and the applicant can come back for future building.

Other comments include; water, well drilling, easement, impact on neighboring properties, buses, amount of buildings.

### **Open for Public Comment at 7:32 p.m.**

Paul Dillinger: This was already approved for three cabins and a church. We are requesting the division of one 20-acre parcel. We would like to build a house on the 5-acre parcel and a church on the 15-acre parcel. We will also need garage storage. Down the road we would go to Community Development to build. We would follow any rules and regulations required for building.

### **Close Public Comment at 7:50 p.m.**

### **Planning Commission Comments:**

Jeney: Can limits be set, such as 3 cabins a church, garage, playground a maximum amount of campers.

Applicant: We do not want further restrictions on occupancy beyond and zoning codes. Requiring a church to restrict size is a problem.

Johnson: We are concerned about the impact to the neighbors.

Petersen: They would be subject to codes everyone else must comply.

Jeney: They wouldn't be treated any differently than anyone else.

Applicant: Our goal and mission is to teach, love and respect our neighbors. We want to follow and abide by all required rules and regulations.

Johnson: All restrictions are mountable, if your money comes in.

Applicant: If our ministry grows we may like to put in other churches in different areas of the county.

**Motion:**

Jeney motioned to recommend with a restriction of 3 out buildings for church related activities and a garage as well as staff's 8 restriction and that the 50-foot setback be decreased to 30 feet. Moore seconded the motion. All in favor and none oppose. The motion passed with unanimous consent.

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**New Business – Planning Commission Appointments and Elections**

Elect Chair and Chair Pro Tem: Harvey nominated Del Johnson as Chair, seconded by Dutcher. All in favor none opposed. Moore moved to nominate Harvey as Chair Pro Tem, Jeney seconded. All in favor none opposed.

Reappointment of Members: The Planning Commission reviewed a memo from Tony Petersen detailing the reappointments as follows: reappoint Scott Belonger, Rob Dutcher and Ron Saeger to 3-year terms expiring December 31, 2011.

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**Old Business – Discussion of the Gilpin County Zoning Regulations**

General comments were received based on the September 22, 2008 proposed revision. Continue at section "Healthy Forrest Exemption" at the February meeting.

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**Adjournment:**

Harvey moved to adjourn, seconded by Jeney. Motion passed with unanimous consent. Meeting ended at 9:30 p.m.

Respectfully submitted,

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Don Harvey  
Pro Tem