MEETING MINUTES OF THE GILPIN COUNTY PLANNING COMMISSION

August 11, 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 Don Harvey called the meeting to order at 7:00 p.m.

Quorum Call:
Present: Chair Don Harvey, Scott Belonger, Laura Jeney, Ron Saeger, John McMillan, Thomas Moore, Dave Lewis, Lance Jones
Absent: Rob Dutcher
Also present: Tony Petersen, Ben Kitzman, John Waters.

Minutes: Laura Jeney moved to approve with no corrections the July 14, 2009 minutes. Ron Saeger seconded. The motion passed 7-0

Public Hearing:
SUR 09-03 – Kitzman/Sentinel Aggregate Recycling SUR

Tony Petersen presented the staff report dated August 6, 2009 and staff recommendation for approval with 17 conditions.

Discussion ensued. Laura Jeney suggested an additional condition be added that would require a tire-cleaning plan before permitting – the Planning Commission agreed

Scott Belonger asked if imports of less than 500 cy would be accounted for since no permit is required for imports less than 500 cy. Petersen stated that with the conditions as proposed, imports under 500 cy could be unaccounted for unless the operators informed staff of all such imports.

Laura Jeney asked about a previous staff recommendation that would establish periodic site inspections to verify rock import accounting. Petersen stated that staff would verify compliance of the 100,00 cy maximum rock storage capacity before any new grading permits would be issued but that account verification was unnecessary due to the relatively small amounts that would likely go unaccounted.

The chair asked for public comment. No public was present and no public comment was offered.

Ron Saeger moved to approve SUR 09-03 with 17 staff conditions and an added condition requiring a tire-cleaning plan. Scott Belonger seconded. The motion passed 7-0.

Metting Adjourned: Ron Saeger moved to adjourn. Scott Belonger seconded. The motion passed 7-0. The meeting was adjourned at 7:55 pm

Respectfully submitted,

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Don harvey
Chair

MEETING MINUTES OF THE GILPIN COUNTY PLANNING COMMISSION

September 15, 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: Don Harvey called the meeting to order at 7:05 p.m.
Quorum Call: Present: Pro Tem Laura Jeney, Ron Saeger, Scott Belonger, Thomas Moore, Rob Dutcher, 2nd Alternate Lance Jones and 1st Alternate Dave Lewis – Absent: Chair Don Harvey and John McMillan - Staff Present: Community Development Director Tony Petersen and Planning Commission Secretary Shannon Cook
Minutes: Jeney moved to accept the August minutes and Saeger seconded the motion. The motion passed unanimously.

Agenda: Correction on the agenda. Tonight's meeting is not a Public Hearing for the Gilpin Trade Center.

Old Business: ZC 09-01 Gilpin Trade Center - Applicant: Mark & Lynn Slinger – Tolland Road, Rollinsville - Petersen presented the staff report.

Planning Commission comments: Will there be bathrooms ruffed in? Not comfortable with C5. Sanitation and fire code requirements. Set backs review. Noise conditions and state requirements. Fencing or screening. The possibility of changing the direction of the bay doors. What are the hours of operation? Security lights and windows.

A more detailed plan will be discussed during the November Public Hearing.

Other:
Change of venue. The Gilpin County Planning Commission will be meeting at a different location beginning in January 2010. Updated information will be given at the next Planning Commission meeting.

Adjournment: Jeney moved to adjourn, seconded by Belonger. Motion passed with unanimous consent. Meeting ended at 8:00 p.m.

Respectfully submitted,

Laura A. Jeney

Don Harvey, Chair

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MEETING MINUTES OF THE GILPIN COUNTY PLANNING COMMISSION

November 10, 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: Don Harvey called the meeting to order at 7:05 p.m.
Quorum Call: Present: Chair Don Harvey, Pro Tem Laura Jeney, Ron Saeger, Scott Belonger, John McMillan, Thomas Moore, Rob Dutcher, 2nd Alternate Lance Jones and 1st Alternate Dave Lewis - Staff Present: Community Development Planner Ray Rears and Planning Commission Secretary Shannon Cook
Minutes: None presented for October.

Public Hearing: ZC 09-01 Gilpin Trade Center - Applicant: Mark & Lynn Slinger – Tolland Road, Rollinsville

Rears presented the staff report. Rears also included a condition (#17): Historical Preservation review. After the report was presented, the following areas discussed included:

- Noise – 50 Decibels as measured. That is the state limit.
- HVAC – Renter will have to put up sound barriers.
- Change of direction of the building. This should redirect the noise.
- Applicant will plant grass and/or trees.

Public Comment – None
Saeger moved to recommend for approval to the Board of County Commissioners with staff's proposed conditions and the addition of condition #17, seconded by Dutcher. Motion passed with unanimous consent.

New Business: SUR 09-05 – Used Car Sales – Applicant: Patricia Musich – 104 Jankowski Drive
Rears read the memorandum.
Applicant comment: This should help clean up the lot and we can sell some of the junk cars. We can only sell 3 cars a year.

Planning Commission comments: What type of lighting will be used.

Applicant will wait until further notice regarding zoning, before coming back to the board.

Other: Don Harvey verbal resignation. Saeger volunteers to be Pro Tem, all in favor none opposed.

Adjournment: Jeney moved to adjourn, seconded by Belonger. Motion passed with unanimous consent. Meeting ended at 8:00 p.m.

Respectfully submitted,

Laura A Jeney

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