

MEETING MINUTES OF THE GILPIN COUNTY
PLANNING COMMISSION

January 19, 2010

The Gilpin County Planning Commission convened, at the Gilpin County Library,
Meeting Room, 15131 Hwy 119; Black Hawk, Colorado

Call to Order: Chair Laura Jeney called the meeting to order at 7:00 p.m.

Quorum Call: Present: Chair Laura Jeney, Chair pro-tem Ron Saeger, Rob Dutcher, Thomas Moore, Scott Belonger, Lance Jones and Jim Wailes - Absent (Excused): None - Absent (Unexcused) None - Staff Present: County Planner Ray Rears. **Public in Attendance:** None

Agenda Review: Saeger moved to add the meeting Planning Commission meeting location and date change onto the end of agenda, seconded by Belonger and the motion passed with unanimous consent.

Minutes: The Planning Commission reviewed the minutes for the September and November meetings.

Saeger moved to approve the September 15, 2009 minutes as written, seconded by Belonger and the motion passed with Wailes abstaining.

Saeger moved to approve the November 10, 2009 minutes as written, seconded by Dutcher and the motion passed with Wailes abstaining.

PUBLIC HEARING: None

NEW BUSINESS:

Welcome Jim Wailes: The Planning Commission welcomed their newest member and staff reminded the commission that there are two vacancies. The deadline for those interested in serving is January 29, 2010, to get a letter of interest in.

Election: Discussion ensued regarding the position of Chair and Chair pro-tem for 2010. Saeger moved to appoint Jeney as chair, seconded by Dutcher and the motion passed with unanimous consent. Dutcher moved to appoint Saeger Chair pro-tem, seconded by Belonger and the motion passed with unanimous consent.

Bylaws Review – Attendance: Discussion ensued regarding the bylaws and the requirements of attendance. It was agreed that stronger language was should be in the bylaws to encourage reliable attendance to the meetings. Dutcher moved to amend the Gilpin County Planning Commission By-laws Membership #7 from “A member may be removed ...” to “A member shall be removed...” seconded by Moore and the motion passed with unanimous consent.

The revised bylaws will be presented to the Board of County Commissioners for their consideration.

ORIGINAL

Zoning Regulations – Proposed Revisions: Rears presented the request of staff to make some revisions to the zoning code based on some issues that have surfaced since the overall zoning code revision was approved in June 2009. The specific areas are section 1.5 (Variances), 2.1 C4 – Heavy Commercial (Allowing C3 uses), 2.3 (Setbacks for sheds), 3.4 (Minor Subdivision Exemptions), 3.15 & 3.16 minor edits and the addition of 3.17 (Fire Proofing & Prevention).

Discussion ensued regarding the proposed revisions. Saeger moved to recommend for approval the recommended changes with some grammatical changes to the chart (Section 1.7), addressing structures exactly 120 sq. ft. as requiring a permit (Section 2.3), and the addition of class A or similar type of roofing material as acceptable (Section 3.17), seconded by Belonger and the motion passed with unanimous consent.

Rears also presented a case study regarding the current code interpretation of dwelling units. The question was posed on how is the best way to tackle the conversion of space into multiple dwellings. Discussion ensued regarding the difficulty of addressing these issues. Rears would bring back a revision to code section 2.3 – Dwelling Units at a later meeting.

OLD BUSINESS:

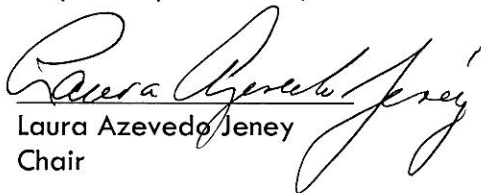
Planning Commission Meeting Location/Date Changes: Discussion ensued regarding the new meeting location in the library and the new date on the third Tuesday of each month. Jeney requested that Rears contact Larry Grieco with the Library to see if any other options are available for the Planning Commission to meet. Rears responded in the affirmative, but that it is very difficult to obtain a regular meeting space in the library, but that the Courthouse is available. The Planning Commission majority expressed interest in meeting outside of the two cities and that the library was acceptable. No change to the Planning Commission schedule was approved and the next regular meeting would be on February 16, 2010 in the library.

PUBLIC COMMENT: None

ADJOURN:

Belonger moved to adjourn, seconded by Moore and the motion passed with unanimous consent. Meeting ended at 8:11 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair

ORIGINAL