

MEETING MINUTES OF THE GILPIN COUNTY
PLANNING COMMISSION

March 16, 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 7:21 p.m.

Quorum Call: Present: Chair Laura Jeney, Chair pro-tem Ron Saeger, Thomas Moore, Lance Jones, Rob Dutcher and Jim Wailes - Absent Scott Belonger - Staff Present: County Planner Ray Rears. **Public in Attendance:** 4

Agenda Review: No change

Minutes: The Planning Commission reviewed the minutes for the February meeting.

Saeger moved to approve the February 16, 2010 minutes with minor grammatical corrections, seconded by Moore and the motion unanimously passed.

PUBLIC HEARING: None

NEW BUSINESS:

Zoning Regulations – Proposed Revisions: Rears presented proposed additional modifications to sections of the zoning code that included adding a definition for screened vehicles, prohibiting lights associated with home-based business and adding a section regarding jurisdictionally divided parcels.

Discussion ensued regarding the proposed revisions to screened vehicles and if a detailed description to approved fencing should be included. Jones suggested that similar language to what was used for the Ameristar Warehouse conditions be considered. Rears suggested that this discussion continue at a later meeting so that the Ameristar fencing condition of approval can be reviewed.

Rears described the proposed limitation on home-based business use of exterior lighting to specifically address Medical Marijuana Dispensaries, but which would affect all home-based businesses. A discussion ensued regarding existing home-based business limits and acceptable locations for this type of business. Rears mentioned that Medical Marijuana Dispensaries are viewed as pharmacies (NAICS 446110) until the state legislature addresses this new use, the county has elected to not take a position regarding this use. Rears also mentioned that retail sales are not permitted at any home-based locations.

Rears presented the proposed addition of jurisdictionally divided parcels and the reason such regulation is needed. Specifically when parcels, typically mining claims are divided between jurisdictions and if such a division permits more than one dwelling. A discussion ensued regarding these situations.

Saeger moved to recommend for approval to the Board of County Commissioners the following changes 1) no lighting associated with a home-based business shall emit from within a residence and 2) Jurisdictionally Divided Parcels, in cases where one original parcel straddles jurisdictional boundaries only one dwelling is permitted overall, regardless

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of current ownership division; seconded by Moore and the motion passed with unanimous consent.

Planning Commission Vacancies – Recommendations:

The Planning Commission interviewed the four individuals (Jeanie Helblig, Rea Orthner, Jan Doell and David Gloss) attending interested in filling one of the two vacancies on the Planning Commission. County staff left the meeting during this discussion. Mark Cooney was already interviewed during the last meeting because of a conflict with this meeting and the caucus also meeting at this time. After interviewing each person individually, the Planning Commission recommended that Mark Cooney be appointed first alternate and Jan Doell be appointed second alternate by the Board of County Commissioners to serve on the Planning Commission.

The Planning Commission also recommends that if, in the next six months another vacancy should occur, Rea Orthner be automatically appointed to the Planning Commission by the Board of County Commissioners.

Rears indicated that he would present these recommendations, along with all of the applicant's information supplied, to the Board of County Commissioners for their final approval.

Rears reminded the commission that the next Planning Commission meeting is a joint meeting with the Board of County Commissioners. That meeting will be held on April 20, 2010.

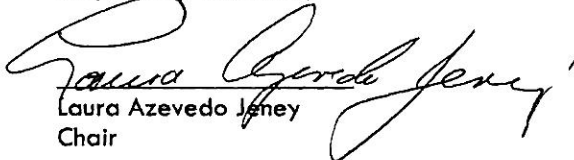
OLD BUSINESS: None

PUBLIC COMMENT: None

ADJOURN:

Moore moved to adjourn, seconded by Saeger and the motion passed with unanimous consent. Meeting ended at 8:36 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair

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