

MEETING MINUTES OF THE GILPIN COUNTY
PLANNING COMMISSION

August 17, 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 7:01 p.m.

Quorum Call: Present: Chair Laura Jeney, Chair pro-tem Ron Saeger, Thomas Moore, Rob Dutcher, Lance Jones, Jim Wailes, 1st Alternate Mark Cooney & 2nd Alternate Jan Doell - Absent Scott Belonger (with notice) - Staff Present: County Planner Ray Rears.

Public in Attendance: 3

Agenda Review: Rears reminded the commission that they can be reimbursed for mileage to the meeting and that Sharon Cate, Deputy to the Board of County Commissioners, will be emailing something out soon.

Minutes: The Planning Commission reviewed the minutes for the July meeting and found many grammatical errors and requested that they be returned to them to review for the following meeting, after corrections have been made.

PUBLIC HEARING:

7:15 p.m. – SUR 10-03 – Owner: Bank of America, Applicant: Search Light Solar – 144 Del Monte Place - Regarding an on-site generator above 5kw. Tom Matthews of Search Light Solar described the project, which included installing a 2.25 kw photovoltaic system with a 18kw backup propane generator capable of producing 12 kw of power at this site elevation. Staff presented the staff report and two recommended conditions of approval.

7:37 p.m. public comment period was opened. Joe Phillips, 2335 Bald Mountain Road commented on the loud construction noise, since they were probably the closest neighbor downwind. He also questioned the life expectancy of the generator. The applicants responded that the noise associated with construction is far greater than this generator and the life expectancy is 8 years. Craig Gulka, 27 Tschaikovsky, commented on the battery capacity, which would be over 3 days. Public comment was closed at 7:46 p.m.

Planning Commission discussed maintenance and the enforcement of the conditions. Staff indicated it would be complaint driven, but the conditions would be tied to the land and not the owner. Saeger moved to recommend for approval as conditioned, seconded by Dutcher and the motion passes with unanimous consent at 7:46 p.m.

NEW BUSINESS: None

OLD BUSINESS:

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Zoning Code Revision Discussion - Animals: Rears presented some proposed changes to start the discussion regarding animals in the county. Specifically staff is presenting these changes based on certain animal-related code enforcement issues that have come up and the difficulty of addressing economic versus non-economic animals. The Planning Commission also expressed an interest in limiting the number of horses.

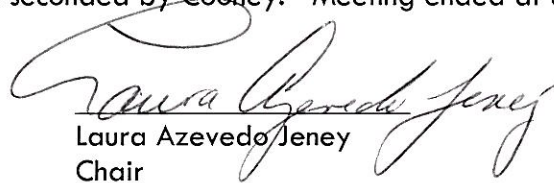
Discussion ensued regarding the proposed regulation changes. It was requested to have more information regarding any public health limits from the state, what other jurisdictions are doing and if an animal unit (Au) bank would address the concerns better. It was suggested to be more restrictive to smaller parcels in regards to the number of animals rather than on larger parcels. Staff will revise their proposal based on the discussion and bring more information back next month.

PUBLIC COMMENT: Joe and Cynthia Phillips, 2335 Bald Mountain Road, commented on the impact further restrictions would do to limit their business, which included breeding Yaks on a parcel less than five acres.

ADJOURN:

Jones moved to adjourn, seconded by Cooney. Meeting ended at 8:48 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair

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