

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

September 11, 2012

The Gilpin County Planning Commission convened at the Gilpin Old Courthouse,
Meeting Room, 203 Eureka Street; Central City, Colorado

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

Quorum Call: Present: Chair Laura Jeney, Jim Wailes, Thomas Moore, Mark Cooney, Andrea Wrobel, Roxy Goss and Mike Keeler – Absent: (excused) Staff Present: County Planner Ray Rears.

Public in Attendance: 4

Agenda Review: No Changes

Minutes: The Planning Commission reviewed the minutes for the August 14, 2012 meeting; Wailes moved to approve the minutes with minor grammatical corrections, seconded by Keeler and the motion passed unanimously.

Ron Saeger's Resignation and Election of Chair pro-tem:

Rears informed the commission of Saeger's resignation due to health issues. Cooney moved to appoint Wailes as Chair pro-tem, seconded by Wrobel and the motion passed unanimously.

PUBLIC HEARING:

- 7:00 p.m. – SUR 12-02 –AT&T Wireless – 90 ft. high monopole cell tower – Owner: McMillan – 201 Gilpin Road – Staff: Ray Rears, County Planner

Rears presented the staff report which provided an overview of the proposed tower as well as cited Zoning and Master Plan guidance. Harry Scott, representative of AT&T, presented their project and discussed the coverage area, tower design, tower height and reasons for the proposed tower. Discussion ensued regarding the proposed tower. Wailes moved to recommend for approval by the Board of County Commissioners, as conditioned, seconded by Keeler and the motion passed with unanimous consent.

NEW BUSINESS:

- Zoning Code Revisions – Section 1.5, 1.7 & 2.2

Rears presented the staff report regarding the proposed zoning code revisions. Rears described the Section 1.5 revision, as grammatical and necessary to keep the code consistent.

The proposed section 1.7 would do away with public hearing at the planning commission level, unless it is specifically required by Colorado statute. Discussion ensued regarding the benefit of public comment during their review versus public perception that no public hearing may cause. The consensus from the commission was to leave in public hearing as currently required, as well as require the posting of the property as described. Wrobel moved to recommend to the Board of County Commissioners to adopt the proposed public notice revision to including posting of the property, seconded by Wailes and the motion passed unanimously.

Rears described the proposed revisions in the staff report to the commission regarding relaxing the limits on photo voltaic systems greater than 5 kw and raising the tier which would require a special use permit. The Commission discussed the proposal. Wrobel moved to recommend to the Board of County Commissioners adoption of the proposed

12/13/2012 03:05 PM 147955
COLLEEN STEWART GILPIN COUNTY CO receipt #21263 Page 1 of 2



revisions, with additional language that "rated at the site elevation" be included in the code referencing the limits.

OLD BUSINESS: none

PUBLIC COMMENT: none

STAFF UPDATES:

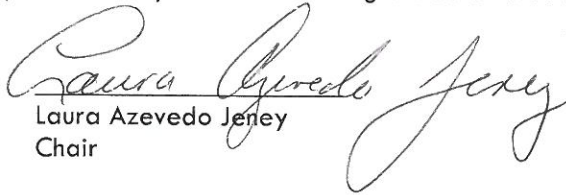
COMMISSION COMMENTS:

Concerns were raised regarding when the agenda and meeting minutes are posted on the website. Jeney said she would send an email to Roger Baker, County Manager, regarding their concern.

ADJOURN:

➤ Cooney moved to adjourn, seconded by Keeler. Meeting ended at 9:11 p.m.

Respectfully submitted,



Laura Azevedo Jeney
Chair

12/13/2012 03:05 PM 147955
COLLEEN STEWART GILPIN COUNTY CO. Receipt #21263 Page 2 of 2
PLANNING COMMISSION

