

**Gilpin County Planning Commission  
Meeting Minutes**

**December 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 – Laura Azevedo Jeney, Mike Keeler, Tom Moore, Roxann Goss, Rea Orthner Wrobel, Jim Wailes, and Mark Cooney

Also present: Tony Petersen, John Dunham and Jan Petersen

**Agenda Review:** No changes

**Review of Minutes:** The 9/12/2012 minutes were approved with no changes.

**Public Hearing:** none

**New Business:**

Mid County Liquor Concept Plan – Tony Petersen presented staff's concept plan report in response to a rezoning application submitted by the owners of Mid County Liquors. Mid County Liquors is seeking a zoning change from RS to either C3 or PUD for the purpose of relocating their existing liquor business from their current site at Roy's Last Shot to an adjacent residential lot. The proposed site includes an existing 2500 sq ft residence that would house the liquor store and provide additional retail space for lease. Petersen presented the issues as follows:

- Scope of review limited to addressing only the broad question of the appropriateness of the proposed use at the proposed location.
- Applicable zoning code and Master Plan guidance
- Comparison of rezoning choice between C3 and PUD

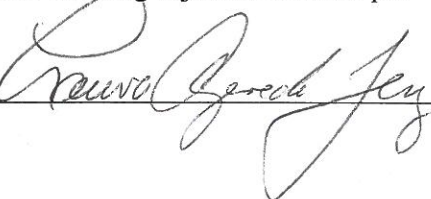
Discussion of the proposed use at the proposed location ensued. Additional discussion addressing the rezoning choice that would best fit the situation also ensued. Petersen explained past actions favored the PUD choice as it could accommodate any acceptable C3 uses but would permit additional controls over future site development bulk and scale not available if rezoned C3.

No action was taken but the PC did express a consensus generally in favor of the concept plan with the warning that this consensus is presented absent any detailed site plan or public input.

Planning Commissioner Application Review – The Planning Commission received 5 responses seeking interest in 2 vacancies. 3 of the 5 were present for individual interviews. Petersen left the room during the interview process. The Planning Commission agreed on a recommendation of 2 alternate members to be forwarded by the Chair to the directly to the BOCC.

**Adjourn:** Meeting adjourned at 9:30 pm

Signed



Date

1/8/13

ORIGINAL