

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

January 8, 2013

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 Chair pro-tem, Thomas Moore, Mark Cooney, Andrea Wrobel, Roxy Goss, Mike Keeler, Bob Haxel 1st alternate and Scott Geels, 2nd Alternate – Absent: none – Staff Present: County Planner Ray Rears.

Public in Attendance: 0

Agenda Review: No Changes

Minutes: The Planning Commission reviewed the minutes for the December 11, 2012 meeting; Wailes moved to approve the minutes with minor grammatical corrections, seconded by Keeler and the motion passed unanimously.

Welcome new members:

Jeney welcomed the new members to the Planning Commission.

Election of Chair and Chair pro-tem:

Wailes asked for nominations for Chair. Moore nominated Jeney as Chair of the Planning Commission for 2013, seconded by Cooney. No other nominations were made. The motion passed.

Jeney asked for nominations for Chair pro-tem. Wrobel nominated Wailes as Chair pro-tem of the Planning Commission for 2013, seconded by Moore. No other nominations were made. The motion passed.

PUBLIC HEARING: None

NEW BUSINESS:

➤ Planning Commission By-laws Update – Action Requested

Rears presented the proposed changes to the Planning Commission by-laws, where were intended to make the appointment and reappointment process more clear, as well as update some unnecessary language. The Planning Commission discussed the proposed revisions. In addition Wrobel requested to update the language under Meetings No. 3 so that it is clear 5 members are required for any official action. Cooney moved to approve the revised by-laws as discussed, seconded by Goss and the motion passed unanimously.

Rears stated that the revised by-laws would go before the Board of County Commissioners (BoCC) during their next available meeting for review and possible approval.





➤ Zoning Code Revisions – Countywide – Proposed Revision Discussion – Sections 1.1, 1.3, 1.6, 2.3, 2.5, 3.15, 3.16, 3.17 & 3.18

Rears presented the proposed zoning code revisions. Discussion ensued regarding the revisions. Comments include the following:

Section 1.1 - Why a re-filed application limit is necessary and if 'substantially' was too general a term?

Section 1.3 - Adding 'calendar' under days.

Section 1.6 - Adding 'structures' under a use by right only.

Section 2.3, Clarifying the proposed language. Additionally, Wrobel questioned why ancillary dwellings were not permitted on commercial property. No majority supported addressing this issue following the discussion.

Section 2.5 - Discussion ensued regarding a limit on SUR and if that could be done retroactively and how best to deal with this today and in the future. It was generally agreed that a two- to three-year permit extension timeframe should be granted. Rears said he would rework this section based on their discussion and bring something back for additional review.

Section 3.15 – 3.18 - It was discussed and agreed to lower the rebates and remove the fee reductions from the zoning code and include them in the building fee schedule. Wailes felt a fee should be the sole discretion of the BoCC.

OLD BUSINESS: none

PUBLIC COMMENT: none

STAFF UPDATES:

➤ Website Updates Discussion

Rears addressed the concerns from the Planning Commission regarding the website notice of meeting, meeting material and the posting of previous meeting minutes. A discussion ensued regarding the notice and website posting. In the future, only current meeting agenda's and material will be posted on the website, the Friday prior to the meeting. Previous meeting material and minutes are still publicly available, though they will not be on the website.

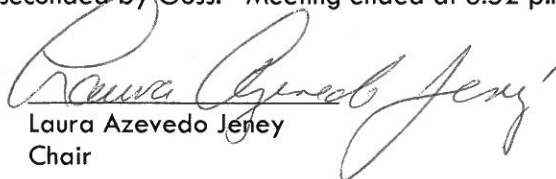
➤ Overview - Rears provided a brief overview of the Planning process to assist the two new members.

COMMISSION COMMENTS: None

ADJOURN:

➤ Moore moved to adjourn, seconded by Goss. Meeting ended at 8:52 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair