

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

May 14, 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 7:03 p.m.

Quorum Call: Present: Jim Wailes Chair pro-tem, Thomas Moore, Roxy Goss, Mike Keeler, Bob Haxel 1st alternate (serving in a full capacity) and Scott Geels, 2nd Alternate (serving in a full capacity) – Absent: Chair Laura Jeney (excused), Mark Cooney (excused), Andrea Wrobel (excused) – Staff Present: County Planner Ray Rears.

Public in Attendance: 4

Agenda Review: No Changes

Minutes: The Planning Commission reviewed the minutes for the April 9, 2013 meeting; Geels moved to approve the minutes as revised, seconded by Keeler and the motion passed unanimously.

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

- 7:00 p.m. – SUR 13-03 – Casa Colorado Bed and Breakfast – Event Center – 196 Bear Crossing – Staff: Ray W. Rears, County Planner

Rears presented his staff report, which highlighted that the proposed use appears to fall into NAISC section 531120 for a Banquet hall rental or leasing, which is a use by right in C-3. There is no mention of this use in the RS zone. Since it is not mentioned as a use in the RS, staff asked for a discussion if the commission was comfortable to proceed with a Special Use Permit, since it not specifically prohibited. The applicant, Scott Messersmith of Casa Colorado B&B described his proposal.

A discussion ensued regarding the application. Comment included, defining property lines, number of cars and who would be permitted to park on-site, camping on-site, no amplified music but there may be amplified speech, neighbors' concerns, drinking and driving, sanitation/ port-a-potties, sounds can travel great distances and someone maybe impacted, protection of the vegetation, road maintenance/ plowing responsibilities, emergency plans, limits on the number of events and number of guests.

The Planning Commission had no objection to reviewing this application as a special use permit.

PUBLIC COMMENT: none

STAFF UPDATES:

- Joint Meeting with the Board of County Commissioners

Set for June 11, 2013 during the next regular Planning Commission meeting.

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PLANNING COMMISSION
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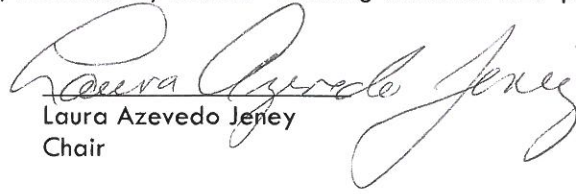


COMMISSION COMMENTS: None

ADJOURN:

- Moore moved to adjourn, seconded by Keeler. Meeting ended at 8:27 p.m.

Respectfully submitted,



Laura Azevedo Jeney
Chair

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