GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

January 14, 2014

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

02/27/2014 01:38 PM 150981
COLLEEN STEWART GILPIN COUNTY CO receipt #25113 Page 1 of 3
PLANNING COMMISSION

Public in Attendance: 3

Agenda Review:

Rears requested the addition of SUR 14-01 – 556 Pisgah Lake Road – Sue Mohr (Applicant) – 20 kw axillary Generator added to new business. No one objected to this addition.

Minutes:

The Planning Commission reviewed the minutes for the September 10, 2013 meeting; Wailes moved to approve the corrected minutes, seconded by Geels and the motion passed unanimously.

The November 12, 2013 minutes will be reviewed during the next meeting.

Election of Chair and Chair pro-tem:

Jeney asked for nominations for Chair. Wailes nominated Jeney as Chair of the Planning Commission for 2014, seconded by Haxel. No other nominations were made. The motion passed with Jeney abstaining.

Jeney asked for nominations for Chair pro-tem. Haxel nominated Wailes as Chair pro-tem of the Planning Commission for 2014, seconded by Moore. No other nominations were made. The motion passed with Wailes abstaining.

PUBLIC HEARING: None

NEW BUSINESS:

- ZC 14-01- Government Lot 019, S:35 T1S R73W – fmr. USFS Rollinsville Work Camp 511 Forest Camp Road, Rollinsville – Applicant: Marc & Carol Giuliani

  Rears presented the staff report and reminded the Commission that no decision could be made tonight. Since the property was transferred from the USFS to a private individual, a zone change is required. Discussion ensued regarding this process. The Planning Commission expressed no concerns for changing the property to Resource Residential. Rears informed the Commission that a proposal will be coming forward to modify this process in some way, making it easier for applicants in situations like this to change the zone. Wailes was pleased with this process currently and felt this zone change was acceptable.

- SUR 14-01 – SUR 14-01 – 556 Pisgah Lake Road – Sue Mohr (Applicant) – 20 kw axillary Generator.

  Rears presented the staff report prepared by Community Development Director, Tony Petersen and reminded the Commission that no decision can be made today since no application has been submitted. Rears provided an overview of the staff report.

  Ted Cook, the contractor and representative of the owner, described the project and generator. Cook stated that a larger generator would be quieter than a smaller generator since it would not have to run as long, and suggested the issue should really deal with the noise generated, not the size of the generator. The 20 kw commercial generator would actually produce 14 kw at this elevation. The 66 dbl rating max output of the generator is if it is run at full capacity, which is unlikely. He stated they are open to enclosing the generator and that the closest residence is 1,000 ft. away and the decibel level there would be 33 dbl.

  Geels asked how often the system batteries would need equalization and stated that equalization of batteries can sometimes take an entire day. Wailes asked why they need that much power for a 1,500 sq. ft. home? Cook stated it was based on the calculation made by the solar company. Jeney asked if there were any other properties in the area and Cook stated no there were not.

  Rears commented that in the interest of full disclosure that Rears personally owns property that abuts this property and is within 200 – 250 ft. of the generator location as shown on the applicants' map. Due to this conflict, Petersen is processing this case. Rears is presenting this only because Petersen was suddenly not able to attend the meeting today.

  Discussion ensued regarding the recommended conditions. Cook would like exceptions due to equipment failure and extreme weather. Wailes expressed concern with 25 ft. past the property line, not on the property line and suggested the conditions for the Del Monte SUR be looked as for this project. The Planning Commission would like to see this application move forward and have their comments addressed.

ORIGINAL

OLD BUSINESS: None

02/27/2014 01:38 PM 150981
COLLEEN STEWART GILPIN COUNTY CO receipt #25113 Page 2 of 3
PLANNING COMMISSION

PUBLIC COMMENT: None

STAFF UPDATES:

Rears informed the Commission that advertisement for the two vacancies has been published and the deadline is January 31, 2014. Interviews of the applicants will be held during their meeting in February. Jeney asked if we have any applicants and Rears was unaware of the numbers since that is handled by Administration but he was sure one person had applied from the previous round of postings.

COMMISSION COMMENTS:

Haxel raised concerns with the roadway dedication requirement in the Zoning Code. He informed the Commission that he will be making a case to change that section of the code next month. A discussion ensued where Geels stated that he and Wrobel also both have been impacted by that requirement. Rears provided a brief justification for the dedication requirements. Since three of the current seven members are directly impacted by this requirement, Rears suggest that the discussion actually take place after the vacancies are filled to ensure a quorum of impartial members to discuss this. Haxel agreed.

02/27/2014 01:38 PM 150981
COLLEEN STEWART GILPIN COUNTY CO receipt #25113 Page 3 of 3
PLANNING COMMISSION

ADJOURN:

- Geels moved to adjourn, seconded by Keeler. Meeting ended at 8:37 p.m.

Respectfully submitted,

Laura Azevedo Jeney
Chair

ORIGINAL