

GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

April 8, 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 7:01 p.m.

Quorum Call: Present: Chair Laura Jeney, Chair pro-tem Jim Wailes, Thomas Moore, Mike Keeler, Andrea Wrobel, Bob Haxel, Scott Geels, Tami Archer 1st Alternate & Trudi Kinser 2nd Alternate. **Absent:** None. **Staff Present:** Community Development Director Tony Petersen.

Public in Attendance: 2

Agenda Review:

No Changes

Minutes:

The Planning Commission reviewed the minutes for the February 11, 2014 meeting; Scott Geels moved to approve the corrected minutes, seconded by Bob Haxel, the motion passed unanimously.

PUBLIC HEARING: None

NEW BUSINESS: Cell Towers – General Discussion

Petersen opened the discussion stating the BOCC would like a recommendation addressing future cell tower location codes. Presently towers no taller than 40' in height are a use-by-right in all zones. Petersen prepared possible revisions to the current code as a starting point for discussion. Those points were not discussed as the conversation quickly centered on a recent building permit issued by staff for a 40'-tower to be constructed at 242 Eagle's Nest Lane. Petersen was chastised by some members of the Planning Commission for his interpretation of our code allowing a commercial use (i.e. cell tower) in a residential zone. Petersen countered stating there was no interpretation on his part as the code was quite clear in its intent.

Some Planning Commission members objected to our present code because they felt it created situations where neighbors adjacent to cell towers are subjected to disproportionate impacts. After much discussion, the Planning Commission's general consensus was to recommend all tower permitting be approved by special review. Petersen suggested that a specific set of review standards accompany any recommendation for mandatory Special Use Review. The general consensus of the Planning Commission was in agreement. Petersen stated he would present some specific cell tower review standards at the June meeting of the Planning Commission.

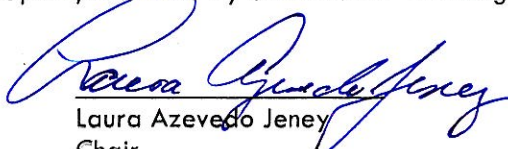
OLD BUSINESS: None

PUBLIC COMMENT: Kacey French, an adjacent neighbor to 242 Eagle's Nest Lanes expressed displeasure with what she referred to as staff's interpretation that lead to the issuance of a cell tower building permit to be constructed behind her house.

ADJOURN:

Thomas Moore moved to adjourn, seconded by Scott Geels. Meeting adjourned at 9:00 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair

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