



GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES

January 13, 2015

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, Bob Haxel, Andrea Wrobel. **Absent:** Tami Archer, Trudi Kinser. **Staff present:** Tony Petersen.

Agenda Review – No changes

Approve Minutes – Minutes from October 14, 2014 were approved.

Old Business – None

New Business

Wild Rose Plaza Concept Plan Review

Applicant and Representatives Present: Roger Guzman (applicant), Dave DiPane (planner), Peter Heinz (architect)

Petersen open the discussion with an explanation of the issues stating that the subject site is currently located in an annexation area so identified in the Gilpin County Master Plan. Petersen suggested the first order of business might be a discussion on the choice to hear this request or direct the applicant to begin annexation proceeding with Black Hawk.

The applicant stated he preferred not to annex into Black Hawk at this time. The Planning Commission asked Petersen if future options for annexation would be limited if the County approved this project. Petersen stated that the applicant could seek annexation at any time in the future. The Commission was informed that Black Hawk was not interested in annexing and that review and action by Gilpin County would not be problematic. The Planning Commission consensus was to review this project now under existing County codes and guidance.

The applicant and his representative presented their concept plan which included, (1) the demolition of the existing 3,000 sq ft retail building; (2) the construction of a 5,000 sq ft retail center/fast food drive thru/gas station; and (3) the addition of a small RV park; They further explained that all other would remain and operated as-is.

The applicant further explained the need for slope excavation into an area presently identified as open space as part of the original zoning change approval but that the applicant designate approximately 3.5 acres of adjacent land to compensate. The applicant stated he has applied to the CCBH Sanitation District for service in order to eliminate the need for existing septic treatment. SH 119 would be improved according to CDOT requirements to accommodate expected traffic movements.

The Planning Commission expressed concern over the planned excavation suggesting the applicant show more detail at the next meeting. They also expressed concern over the lack of a left turn out lane on SH 119 given their request for RV parking, and the lack of details associated with the request for RV parking including planned regulation addressing maximum length of stays.

The applicant stated they will proceed to Preliminary Plan review where they will address the Planning Commission's concerns and show more details.

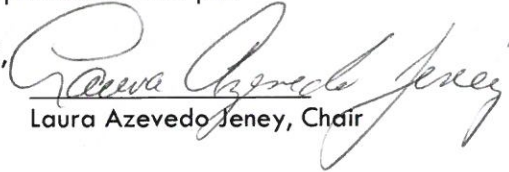
ORIGINALS



Election of Officers – Bob Haxel moved and Rea Wrobel seconded the nomination of Laura Jeny as Chair and Jim Wailes as Chair pro-tem. As no other nominations were received, the motion was approved.

Adjourn: The meeting was adjourned at 9:30 pm.

Respectfully submitted,


Laura Azevedo Jeny, Chair

ORIGINAL