

**GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES**

February 14, 2017

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, Bob Haxel, Roxy Goss, Joe Marr, Jane Billings, Sharon Perea, Rob Mercier
- Absent: Andrea Wrobel
- Representing Staff: Jim Wailes

Agenda Review: Item IV Public comment was moved ahead of Item III New Business, 2017 Officer Elections.

Minutes: Minutes from December 13, 2016 were approved.

Old Business:

- **Public Hearing - Very Nice Brewing, tbd Jankowski Dr.** - Applicant Jeffrey Green reviewed his plan to expand his existing craft brewery business into Gilpin County. With the brewery would come an on-site tasting room. The proposed Gilpin County facility would produce 1,500 barrels per year at full production. Phase 1 consists of land acquisition if SUR 16-04 is approved. Phase 2 would begin building in 2017-2018. Phase 3 would be to begin beer production and open the tasting room, likely by summer 2018. The tasting room would operate with limited hours and include live music and fund-raisers for non-profits and other worthy causes.

Green provided a letter from the Gilpin County Water & Sewer Co, Ltd (GCWSC) indicating the proposed use does not violate the existing well permit for the Colorado Sierra Commercial Park, and that the GCWSC Board will work with Green to establish water use beyond the lot's share of the yearly allowance for the well. Green is satisfied with this arrangement, and will augment with a cistern/hailed water if production dictates this need in the future.

Green requested that his request for pre-approved Temporary Use Permits be increased to 12 per year.

Green provided a set of building concept plans. The set was passed around and reviewed by the PC members.

Wailes read the staff report and recommended conditions.

Chair Jeney opened the public hearing at 7:52 p.m. There were no public comments. Chair Jeney closed the public hearing at 7:53 p.m.

After discussion, Haxel moved and Goss seconded approval of SUR 16-04 with the following conditions:

1. Tasting room hours of operation shall not exceed the following:

- Mon-Thurs: Noon-9 p.m.
 - Fri-Sat: Noon-10 p.m.
 - Sun: Noon-8 p.m.
2. All tasting room employees shall be TIPS certified.
 3. Live music shall cease 1 hour before closing except as approved by Temporary Use Permit (TUP).
 4. Noise levels at all property lines shall not exceed 60 dB.
 5. Only prepackaged food may be sold unless vendor is licensed by a jurisdictional health department.
 6. Except patio lighting and parking/circulation lighting, no other exterior lighting shall be permitted except security lights on motion detectors and sign lighting in compliance with current sign code.
 7. Patio lighting shall not exceed 15 lumens per square foot of patio space.
 8. Parking and access road lighting shall not exceed 2 foot candles (fc) when measured directly under a light source. No light source shall be greater than 20 ft. above ground level and shall be fully shielded.
 9. 12 Temporary Use Permits (TUP) per year are pre-approved provided 30-day notice is given to Gilpin County. Proof of adequate additional sanitation and parking arrangements must be submitted and approved for each TUP as part of required 30-day notice requirement. A TUP may include provisions to permit food service including licensed mobile food vendors.
 10. Unless approved by TUP, mobile food vendors shall comply with all provisions of Section 3.7 of the Gilpin County Zoning Code (i.e. 3-hour limit).
 11. Applicant must show proof of Braeher Water Company water allocation limits (see Gilpin County Water & Sewer Co. Ltd letter dated 02/09/2017 for staff review).
 12. If brewing areas require isolation and/or ventilation by applicable codes, all such areas shall be sized so that cumulative required ventilation rates shall not exceed 1,500 cubic feet per minute (cfm).
 13. Wastewater from the brewing process shall be treated and absorbed on-site through a permitted on-site wastewater treatment system (OWTS) capable of producing pretreatment level 2N effluent (TL2N). All OWTS components shall be underground. Alternatively, all brewing process water shall be removed and treated off-site.

The motion passed unanimously.

Public Comment: None

New Business:

- **2017 Election of Officers:** Perea moved and Marr seconded the nomination of Laura Jeney as Chair. No other nominations were received and the motion was approved. Haxel moved and Perea seconded the nomination of Jim Wailes as Pro-Tem. No other nominations were received and the motion was approved.

Adjourn: The meeting was adjourned at 8:08 pm.

Respectfully submitted,

Laura Azevedo Jeney, Chair