

GILPIN COUNTY PLANNING COMMISSION  
MEETING MINUTES  
May 9, 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, Jane Billings, Sharon Perea, Andrea Wrobel, Rob Mercier, Roxy Goss
- Absent: Jim Wailes, Joe Marr
- Staff Present: Tony Petersen, Dan Horn

**Agenda Review:** New Business moved ahead of Old Business on agenda order

**Minutes:** Approved minutes from March 14, 2017 and April 11, 2017.

**Old Business:** Master Plan Update Discussion

Petersen presented further revisions to the Master Plan. Discussion ensued leading the Planning Commission to question the validity of some of the long-time assumptions that are cited as the basis for certain goals addressed in the Master Plan. It was decided that stated assumptions pertaining to mining and architectural design would be updated to reflect current thought. Other suggestions for further revisions followed. Petersen stated he would make those revisions for next month while Commissioner Wrobel volunteered to rewrite the section on wetlands.

**New Business:** Petersen introduced 3 topics identified by the BOCC for revision as follows:

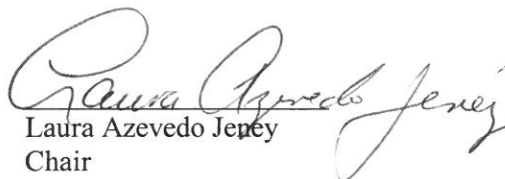
- Marijuana Businesses – Petersen stated that the BOCC is interested in code revision that would accommodate wholesale marijuana grows while excluding all other state licensed businesses. Petersen presented modified code revisions that had been previously reviewed by the Planning Commission.
- Livable Space v. Non-livable Space Floor Area Ratios – Petersen stated the BOCC was interested in addressing the concept of limiting the relative size of ancillary structures on residential property as a function of lot size and house size.
- Definition of Vacant Lot and Permitted Construction On Vacant Lots – Petersen stated that the BOCC was also interested in possibly prohibiting the construction of ancillary building on residential lots that do not contain an approved residential structure.

On the above topics, the PC suggested further revisions addressing marijuana businesses for next month's review. Petersen stated he would prepare additional marijuana business revisions for next month. However, on the remaining topics, the PC agreed that a definition of "vacant lot" is appropriate but expressed objection by unanimous consensus in the concept of code revisions that would restrict relative size of ancillary structures or the order in which improvements on residential lots could be developed.

**Public Comment:** None

**Adjourn:** Meeting ended at 10:15 p.m.

Respectfully submitted,

  
Laura Azevedo Jeney  
Chair