

**GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES**

June 13, 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, Chair Pro-Tem Jim Wailes, Bob Haxel, Jane Billings, Joe Marr, Andrea Wrobel, Rob Mercier, Roxy Goss
- Absent: Sharon Perea (excused)
- Staff Present: Dan Horn, Community Development Planner; Tami Archer, Secretary

Agenda Review: Commissioner Wailes moved to accept as presented, seconded by Commissioner Marr. Motion passed unanimously.

Minutes: Minor changes were suggested to the minutes. Commissioner Haxel moved to approve the edited minutes, seconded by Commissioner Goss, and the motion passed unanimously.

Old Business:

A. Zoning Code Revisions – Marijuana Businesses

Planner Horn introduced the proposed zoning regulations to the commission and briefly discussed the proposed zoning requirements. A discussion ensued and the following issues were raised:

- The need for enforceable guidelines;
- The intended purpose of the 3500 feet of separation as related to the Zoning Map;
- How existing businesses will be addressed (i.e. RMO and Coyote);
- Obtaining regulations from the State of Colorado and other counties that are similar to Gilpin, especially:
 - Separation distances regulations
 - Water use
 - Hazardous waste material disposal
 - Odor control and enforcement
 - Back-up power generation
 - Building inspectors with specialized knowledge in grow operations

The Commissioners requested that Planner Horn obtain the regulations, and also provide a Zoning Map highlighting the C-4 and C-5 zoning for the next meeting. This item was then tabled until July 11th.

B. Master Plan Update Review

The commission and staff did a detailed review of the second revision of the Master Plan Update. Changes were made regarding formatting, punctuation and wording consistency. The placement of images, maps and tables was refined. The topic of architectural design was removed from the goals, and fire mitigation was moved from a sub-section to a goal. Concerns were raised regarding the section for utilities and services. Staff will provide a comparison for the commission to review at the next meeting.

Staff will make all suggested changes, and the third revision will be reviewed at the next meeting.

New Business:

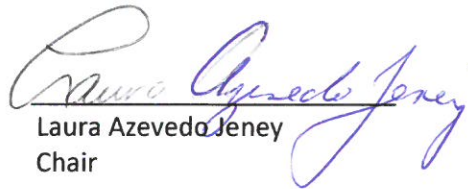
A. BOCC/PC Joint Meeting Schedule

- The BOCC has indicated that September 12th is the preferred date for the annual joint meeting.

Public Comment: None

Adjourn: Commissioner Goss moved to adjourn, seconded by Commissioner Haxel. Meeting ended at 10:05 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair

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