

**GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES**

July 11, 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, Roxy Goss, Sharon Perea
- Absent: Andrea Wrobel (excused), Rob Mercier (excused)
- Staff Present: Dan Horn, Community Development Planner; Tami Archer, Secretary

Agenda Review: Chair Jeney suggested moving the Zoning Code ahead of the Master Plan on the agenda. Commissioner Wailes moved to accept as presented, seconded by Commissioner Perea. Motion passed unanimously.

Minutes: Commissioner Marr moved to approve the minutes as presented, seconded by Commissioner Perea, and the motion passed unanimously.

Old Business:

A. Zoning Code Revisions – Marijuana Businesses

A lengthy discussion regarding Ordinance 17-01 ensued. The commission asked Secretary Archer to provide them with the approved ordinance. Points included enforcement challenges.

Discussion followed regarding the new section in the Zoning Code addressing marijuana. Planner Horn provided examples of cultivation regulations from neighboring jurisdictions. Points of discussion addressed regulation of caregiver locations in residential areas, and individuals who request and receive state approval to increase the allowed number of plants. Various other aspects of residential cultivation were also discussed including modification requirements to existing homes that would be compliant with current building codes (2015 International Residential Code).

Planner Horn presented the newest proposed revisions to Section 2.15 which were then discussed. Additional changes were suggested to the language, including a reference to Ordinance 17-01, and Planner Horn was directed to make the changes and send the revised document to the Commission so they have time to review it prior to the August 8th meeting.

B. Master Plan Update Review

The commission and staff did a brief review of the document that included the changes suggested from the previous meeting. Due to the lateness of the hour, Commissioner Marr moved to table this item until the next meeting, and was seconded by Commissioner Perea. The motion passed unanimously.

New Business:

A. Very Nice Brewing

- Planner Horn updated the commission on the status of the Special Use Review for a new location mid-county for the Very Nice Brewing Company. The owners of Very





Nice are assembling the last pieces of information necessary to complete their application, and it is expected to be presented to the Board of County Commissioners in August.

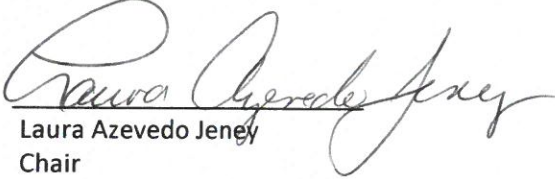
B. Mountain Mocha

- Planner Horn updated the commission on the status of the Special Use Review for the new location in Sierra Pines for the Mountain Mocha mobile coffee shop. Their application is completed, and they hope to open in the first part of August.

Public Comment: None

Adjourn: Commissioner Haxel moved to adjourn, seconded by Commissioner Marr. Meeting ended at 9:10 p.m.

Respectfully submitted,


Laura Azevedo Jeney
Chair