

**GILPIN COUNTY PLANNING COMMISSION
MEETING MINUTES**

February 13, 2018

The Gilpin County Planning Commission convened at the
City of Central City Hall, 141 Nevada 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, Rob Mercier, Sharon Perea, Joe Marr, Andrea Wrobel and Roxy Goss
- Absent: none
- Staff Present: Tami Archer, Secretary; Daniel Horn, County Planner; Stephen Strohming, Community Development Director

Agenda Review: Commissioner Wailes moved to approve the agenda as presented, and the motion seconded by Commissioner Perea. The motion passed unanimously.

Minutes: Commissioner Haxel requested the minutes be modified to reflect that the marijuana notification postcards were going to be mailed by the end of the week. Commissioner Haxel moved to approve the minutes as amended, and the motion was seconded by Commissioner Goss. The motion passed unanimously.

Old Business:

A. Election of Chair and Chair Pro-Tem for 2018

Commissioner Wailes assumed control of the meeting and opened the floor for nominations for the position of Chair. Commissioner Goss nominated Laura Jeney, and the nomination was seconded by Commissioner Haxel. The motion passed unanimously.

Commissioner Wailes then turned the meeting over to newly-elected Chair Jeney and she opened the floor for nominations for the position of Chair Pro Tem. Commissioner Haxel nominated Jim Wailes, and the nomination was seconded by Commissioner Wrobel. The motion passed unanimously.

B. Commissioner Appointment Process

Chair Jeney recapped her discussions with Sharon Cate, Deputy Clerk to the Board. In light of the fact that most years the December meeting of this commission is cancelled, Deputy Clerk Cate will advertise for interested candidates beginning in October. This will allow for candidate interviews at the November meeting, and a recommendation from the Commission can then be forwarded to the Board of County Commissioners for their December meetings.

C. Zoning Regulations for Vehicles

Community Development Director Strohming presented a memorandum from staff outlining options for consideration.

Considerable discussion ensued surrounding lack of front yards in many areas of the county, various screening options that could be implemented, the different types of complaints staff is receiving regarding vehicles, and the problem of unscreened construction equipment in residential areas.

The commissioners directed staff to change the heading in the table, make the number of operable and licensed vehicles unrestricted, remove “note 1,” leave the “operable vehicles” definition as is, remove the reference to Section 3.9 in “screened vehicle(s),” and adjust the wording in the definition of “screened vehicle(s)” to clarify that the vehicles should be unseen from the road.

Director Strohming will bring revisions to the next meeting. He will also look into recommendations for a future meeting for construction/ commercial equipment in residential zones as well as recommendations to address section 2.11 with regards to shipping (conex) containers.

New Business:

A. Amendment to Special Use Review – Food Truck / Mobile Business

County Planner Horn presented the staff memorandum with proposed revisions to section 3.7 of the Zoning Code. Director Strohming discussed the Colorado state commissary rules.

Additional discussion ensued regarding size limitations, hours of operation, and types of operations. There was also discussion regarding proposed revisions.

Planner Horn was asked to bring the proposed revisions related to hours, dimensions, number of permits, signage, lighting, and snack shops to the next meeting.

Public Comment: None

Staff Updates:

Director Strohming updated the commissioners on the various roles staff is tasked with. He noted that he would be the one presenting staff reports in the future, while Planner Horn would be more focused on special use review, variances, etc. He also noted that he has begun the task of reviewing our Zoning Code definitions more closely.

Planner Horn gave a brief update on the current status of marijuana applications. He noted that, although there has been a high volume of callers inquiring about the new rules, we have had no applications for residential grows to-date.

Commissioner Wrobel discussed the Fen wetland by the library. She noted that it has been inventoried by the Denver Botanical Gardens and inquired if it is possible for the County to protect the area with a conservation easement.

Adjourn: Commissioner Marr moved to adjourn the meeting at 9:25 PM, and the motion seconded by Commissioner Perea. The motion passed unanimously.

Respectfully submitted,

Laura Azevedo Jeney
Chair