

COMMUNITY & DEVELOPMENT SERVICES

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3185 FAX: 303-621-3165
cds@elbertcounty-co.gov



PLANNING COMMISSION REGULAR MEETING WITH WORK SESSION

Tuesday, September 2, 2025, 7:00 PM

Administration Building, 215 Comanche Street, 2nd Floor Public Hearing Room, Kiowa, CO 80117

1. **CALL TO ORDER:** 7:00 PM Chair Kirkwood called the meeting to order.
2. **INVOCATION/PLEDGE OF ALLEGIANCE:** Chair Kirkwood provided the Invocation and led the Pledge of Allegiance.
3. **ROLL CALL/ATTENDANCE:** Wendy Doyle called the roll.
Commissioners Present: Chair Kevin Kirkwood, Kyle DeNardo, Diana Edstrom, Nicole Hunt, Dan McCallin, and Ken Madsen.
Commissioners Absent: Vice Chair Robert Poletiek, John Gresham, and Dede Schott-Grace.
Meeting Staff: Jennifer Jones, Community & Development Services Director and Wendy Doyle, PC Recording Secretary.
Other Staff: Mars Garcia, Information Technology.
4. **UPDATES AND REPORTS**
STAFF REPORT: Jennifer Jones reported informational updates and recent actions of the Board of County Commissioners.
COMPREHENSIVE PLAN STEERING COMMITTEE REPORT: Steering committee members Commissioners Hunt, Kirkwood, and Madsen provided informational updates and comments. Brief discussions held.
5. **CITIZEN COMMENTS:** Chair Kirkwood. None unrelated to public hearings.
6. **APPROVAL OF MEETING MINUTES:** Chair Kirkwood. None presented for approval.
7. **PUBLIC HEARING PROCESS:** Chair Kirkwood omitted the statement and proceeded to Public Hearings.
8. **PUBLIC HEARINGS:** 7:17 PM Chair Kirkwood

PUBLIC HEARING #1, CRESCENCE FILING 1 FP-2024-0291 and PUBLIC HEARING #2, CRESCENCE FILING 2 FP-2025-0001.

Call for Motion to Continue: Chair Kirkwood

Commissioner Hunt moved the Planning Commission continue Crescence Filing 1 FP-2024-0291 and Crescence Filing 2 FP-2025-0001 to date and time certain September 16, 2025, 7:00 PM, at 215 Comanche Street, Kiowa, Colorado 80117.

Commissioner Edstrom seconded the motion.

Motion Passed 6 – 0.

PUBLIC HEARING #1, CRESCENCE FILING 1 FP-2024-0291 and PUBLIC HEARING #2, CRESCENCE FILING 2 FP-2025-0001 ENDED: 7:19 PM

9. WORK SESSION: 7:19 PM Chair Kirkwood

Open to the public; no public comment permitted.

TOPIC OF DISCUSSION: *DEVELOPMENT REVIEW PROCESS OVERVIEW.*

Jennifer Jones presented a general process overview. Discussions included Elbert County context information; land use application types; zoning and subdivision regulations (not language specific); zoning-allowable land uses/development standards by district/planned unit development; land use table; rezoning and subdivision of land; staff roles, goals, and neutrality; format of vote recommendations provided to the Board of County Commissioners; review of process steps from Pre-Application Meeting through Schedule Hearing; future speakers/training; zoned property versus platted property; and the Elbert County Comprehensive Plan.

WORK SESSION ENDED: 8:39 PM Chair Kirkwood

10. ADJOURNMENT: 8:39 PM Chair Kirkwood

Commissioner Hunt moved to adjourn.

Commissioner DeNardo seconded the motion.

Motion Passed 6 – 0.

NOTICE:

These minutes are Action Minutes and summarize actions taken at the meeting. The full audio/video and agenda packet is available at <https://www.elbertcounty-co.gov>