

COMMUNITY & DEVELOPMENT SERVICES

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PLANNING COMMISSION REGULAR MEETING

Tuesday, September 16, 2025, 7:00 PM

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

1. **CALL TO ORDER:** 7:00 PM Vice Chair Poletiek called the meeting to order.
2. **INVOCATION/PLEDGE OF ALLEGIANCE:** Vice Chair Poletiek provided the Invocation and led the Pledge of Allegiance.
3. **ROLL CALL/ATTENDANCE:** Wendy Doyle called the roll.
Commissioners Present: Vice Chair Poletiek, Kyle DeNardo, Diana Edstrom, Nicole Hunt, John Gresham, and Ken Madsen.
Commissioners Absent: Chair Kevin Kirkwood, Dan McCallin, and Dede Schott-Grace.
Meeting Staff: Jennifer Jones, Community & Development Services Director; Danny Klibaner, Land Use Planner; and Wendy Doyle, PC Recording Secretary. Staff Consultant: Jen Gardner, Logan Simpson.
Other Staff: Mars Garcia, Information Technology.
4. **STAFF REPORT:** Jennifer Jones. No staff report.
5. **APPROVAL OF MEETING MINUTES:** Vice Chair Poletiek.
Commissioner DeNardo moved to approve the August 19, 2025, and September 2, 2025, meeting minutes as presented.
Commissioner Edstrom seconded the motion. **Motion Passed 6 – 0.**
6. **CITIZEN COMMENTS:** Vice Chair Poletiek.
Steve Hamblin, Elizabeth, CO - Creekside Community Church signage. Staff advised that the desired signage would require a Special Use by Review (SUR) on the property zoned Agriculture 2 (A-2).
7. **PUBLIC HEARING PROCESS:** Vice Chair Poletiek discussed the role of the Planning Commission and the public hearing process.
8. **PUBLIC HEARING #1:** 7:09 PM Vice Chair Poletiek.

GREEN HILLS REZONE (RZ-2024-6905)

Staff Presentation: Danny Klibaner presented the proposed application requesting approval to rezone 42 acres from Agriculture (A) to Agriculture Residential (AR) at Parcel No. 8427100001 for the purpose of future development. AR zoning allows for 10-acre minimum lot sizes. The subject property, historically ranchlands, is located at the northeast corner of County Road 27 and County road 128. Applicant – CJ Kirst, Tahoe Consulting, LLC. Property/Owner – Moe Radi, Landview Investments, LLC. A Minor Plat application is in process with this property; however, without approval of the Rezone application, the Minor Plat application will not proceed.

Based upon review of the approval criteria found in Elbert County Zoning Regulations Article III.C.4 and the findings in the Staff Report, *staff provided considerations for decision and potential conditions of approval.*

Applicant Comments: CJ Kirst stated the plan for the property is to subdivide into four, 10-acre lots and commented on right-of-way and groundwater.

Public Testimony Opened: Vice Chair Poletiek.

Testimony in opposition. Paul Bilodeau, Kiowa, CO – purchased lots and property ownership.

Testimony in favor. None.

Public Testimony Closed: Vice Chair Poletiek.

Applicant Rebuttal: Vice Chair Poletiek. No rebuttal presented.

Commission Discussion: Vice Chair Poletiek.

Topics included property ownership change and document updates (*applicant to revise owners certificate and correct legal description township from 6 to 8 on the rezone exhibit*); agenda packet contents; public notification/publication requirements and documentation; property address/sale history/legal description; owner addresses required for surrounding property ownerships; proof of sewer and proof of fire addresses; public notification property address/legal description; and comments pertaining to receiving advance (pre-meeting) review of documents; opportunity for notes to identify potential discrepancies.

Call for Motion: Vice Chair Poletiek.

Commissioner DeNardo moved the Planning Commission makes a recommendation of approval to the Board of County Commissioners for case RZ-2024-6905, subject to the conditions as presented in the staff report including the revision and correction on the exhibits that were submitted.

Commissioner Gresham seconded the motion.

Call for Roll Call Vote: Vice Chair Poletiek.

AYES: John Gresham, Nicole Hunt, Kyle DeNardo, Ken Madsen, Robert Poletiek.

NAY: Diana Edstrom – I’m voting no and the reasons that I’m doing that are because of the inaccuracies that I have pointed out in the plat, the issue with the address, and the lack of the documents that we have, which as a Planning Commission we need to have those to review because that is part of our responsibility to make sure this is a good, valid, complete application.

Motion Passed 5 – 1.

PUBLIC HEARING #1, GREEN HILLS REZONE (RZ-2024-6905) CLOSED: 7:40 PM Vice Chair Poletiek.

Meeting Recess: 7:40 PM thru 7:47 PM Vice Chair Poletiek.

PUBLIC HEARINGS #2 and #3: 7:47 PM Vice Chair Poletiek.

PUBLIC HEARING #2, CRESCENCE PUD FILING 1 FINAL PLAT (FP-2024-0291) and PUBLIC HEARING #3, CRESCENCE PUD FILING 2 FINAL PLAT (FP-2025-0001)

Vice Chair Comment: Public Hearing #2 and Public Hearing #3 presentations will be combined.

Staff Presentation: Staff Consultant Jen Gardner presented the proposed applications:

FP-2024-0291: Request for Final Plat Filing 1 that includes 230.699 acres, is within Village 1, focuses on water and wastewater infrastructure, establishes 54 single-family lots within 5.5 acres. Generally located within unincorporated Elbert County located southeast of the intersection of County Road 29 and County Road 174.

FP-2025-0001: Request for Final Plat Filing 2 that includes 27.117 acres subject to the EC West PUD, includes three tracks and 82 residential lots. Generally located within unincorporated Elbert County located southeast of the

intersection of County Road 29 and County Road 174. Applicant Representative – Jim Yates, Craft Companies, LLC; Colorado Ranch and Land Holdings, LLC. Property Owner – Colorado Ranch and Land Holdings, LLC.

Additional comments: Filing 1 and Filing 2 are for infrastructure; 136 residential units; future super blocks for at least 12 acres of commercial; and part of the larger 1,464-acre Crescence PUD (EC West) zoned for mixed-use residential.

Based upon review of the approval criteria found in Elbert County Subdivision Regulations Article I and the findings in the Staff Report, *staff provided considerations for decision and potential conditions of approval.*

Applicant Presentation: Applicant Team: Carolynne White, Brownstein; Jim Yates, Craft Companies, Susan Wade, Redland; and Mark Kieffer, Norris Design. Information provided included Crescence Filings 1 and 2 overviews; objectives and community vision; phased development; phased/low impact/commercial/economic development; water conservation; infrastructure; final plat timeline and next steps; vicinity and Crescence overall maps; Elbert County review process/subdivision approval criteria/comprehensive plan; and parks, trails, and open space.

Public Testimony Opened/Closed: Vice Chair Poletiek. No testimony presented.

Applicant Rebuttal: Vice Chair Poletiek. No rebuttal presented.

Commission Discussion: Vice Chair Poletiek.

Topics included lot sizes; school district/plans; metro district service plan for 1 thru 10; infrastructure; water and sewer; project names clarification (EC West to Crescence); vested rights and entitlements; approved PUD units; superblock clarification (lots to be developed in the future); tentative rollout timeline; housing market/growth; collaborative efforts between developers and the County; Elizabeth Park and Recreation District (EPRD) referral comments/status/documentation/District Overlap Consent Agreement; prairie sky concept clarification (restore native grasses/dark sky); legal descriptions; deeds; agenda packet contents and requirements; approval criteria supporting documentation; Subdivision Regulations Amendment 5; sidewalk considerations; trail accesses/public use/parking; park sizes/classifications/design specifications; major differences between Board of County Commissioners (BOCC) approved preliminary plat and final plat (4 fewer lots and the superblock that was identified for fire and police use is now unidentified); and consideration for the agenda packet to include updated status of unresolved referral agency concerns to allow the Planning Commission to address the matter to ensure closure.

Staff clarification. Standard conditions of approval are requirements already in the zoning regulations and are all requirements whether they are outlined as conditions of approval or not in the agenda packet.

Call for Motion: Vice Chair Poletiek.

Commissioner DeNardo moved the Planning Commission makes a recommendation of approval to the Board of County Commissioners for case FP-2024-0291 and case FP-2025-0001, subject to the conditions as presented in the staff report; also including that a District Overlap Consent Agreement must be executed.

Commissioner Madsen seconded the motion.

Call for Roll Call Vote: Vice Chair Poletiek.

AYES: Ken Madsen, Kyle DeNardo, Robert Poletiek.

John Gresham – Because I think they’ve met the requirements. The staff does a good job, I think we’re a team, if they say we have the documents, I think we should believe them because they’re under the same rules we are, and they wouldn’t present it to us unless they were there.

NAYS: *Diana Edstrom* – The reasons are some of what I’ve stated that the packet is not complete, the information in the summary isn’t clear, and I cannot make a recommendation for approval when I don’t have all the information in front of me to make a good, solid decision.

Nicole Hunt – I am voting that way because I don’t believe that there has been enough evidence to prove that we

have met ECSR Article I .C.(d).

Motion Passed 4 – 2.

PUBLIC HEARING #2, CRESCENCE PUD FILING 1 FINAL PLAT (FP-2024-0291) and PUBLIC HEARING #3, CRESCENCE PUD FILING 2 FINAL PLAT (FP-2025-0001) CLOSED: 9:32 PM Vice Chair Poletiek.

9. ADJOURNMENT: 9:33 PM Vice Chair Poletiek.

Commissioner Hunt moved to adjourn.

Commissioner Edstrom 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>