

COMMUNITY & DEVELOPMENT SERVICES

P.O. BOX 7
215 COMANCHE STREET
KIOWA, COLORADO 80117
303-621-3136 FAX: 303-621-3165
cds@elbertcounty-co.gov



AGENDA PLANNING COMMISSION MEETING Agriculture Building 215 Comanche St. Kiowa DATE: April 6, 2021 - - TIME: 7:00 PM

1. CALL TO ORDER

Dan Michalak opened the meeting at 7:05 p.m.

2. PRAYER: Peter Hoogendyk

3. PLEDGE OF ALLEGIANCE: All

4. ROLL CALL

Planning Commissioners Danny Willcox (on Zoom), Daniel Michalak Jr, Van Sands, Peter Hoogendyk, and Jason Vermillion.

5. REMINDER TO TURN OFF CELL PHONES

6. STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S) PERTAINING TO MATTERS OF THIS BOARD

None.

7. CONSENT AGENDA ITEMS ARE RESERVED FOR ITEMS that are deemed to be non-controversial. This allows the Planning Commission to spend more of its meeting time for issues in which there is a need for a more significant discussion. If anyone desires to address the Commissioners regarding an item from this day's consent agenda, please ask that the item be removed from the consent agenda for further discussion.

None.

8. CITIZEN COMMENTS

None.

9. APPROVAL OF MEETING MINUTES

A. February 16, 2021

Motion: Approval of February 16, 2021 Minutes.

Peter made a motion to approve the February 16, 2021, Minutes as presented. Jason seconded the motion.

Yes - All
No - None

Motioned passed: 5-0.

B. March 16, 2021

Motion: Approval of March 16, 2021 Minutes.

Peter made a motion to approve the March 16, 2021, Minutes as presented. Van seconded the motion.

Yes - All
No - None

Motioned passed: 5-0.

PUBLIC HEARING PROCESS Chairperson Statement: This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial and material evidence received during this hearing.

All testimony must be competent, on topic and not repetitious.

Chairperson - The order of business for Public Hearings will be as follows:

1. Open Public Hearing
10. 2. Staff Presentation
3. Applicant Presentation (if any)
4. Public Testimony
5. Public Comment Closed
6. Applicant Rebuttal
7. Board Only Discussion
8. Board Motion and Roll Call Vote
9. Close Public Hearing

Note: Once the Public Hearing has been closed, no further testimony will be taken.

11. PUBLIC HEARINGS

Jubilee Rezone (RZ-21-0015)--A request to rezone approximately 25 acres from Agriculture (A) to A. Agriculture-Two (A-2) and approximately 10 acres from Agriculture (A) to Agriculture Residential (AR) on land located at 9662 State Highway 86, Kiowa.

The public hearing for Jubilee Rezone (RZ-21-0015) was opened and Greg Laudenslager, CDS Land Use Planner, began his presentation. After Greg's overview of the application the applicant's representative,

Tom Maroney, stated he didn't have anything else to add to staff's presentation.

The application was opened for public comment; however, there was no public in attendance either in-

person or on Zoom (other than reporter Beth Shelly). Public comment was closed.

Jason--Ask what the purpose of the rezone is, why do the property owners want to rezone.

Tom--Stated that the applicants purchased the property a little over one year ago. They wanted to do a wedding venue, then COVID hit and they haven't been able to get any financing for such a venture in this location. Further stated that they found a buyer for the house and 10 acres, and that they plan to keep the 25 acres to try to do the wedding venue or something else in the future.

Van--No comments.

Peter--Asked about the Town of Kiowa. Were they referred? Why wasn't there anything in the packet from them?

Greg--Stated that they were referred multiple times but had been non-responsive.

Danny--No comments.

Dan--No comments. Application appears to be complete and in order.

Motion: To recommend approval of Jubilee Rezone (RZ-21-0015) to the Board of County Commissioners with the three conditions as listed.

Peter made a motion to recommend approval of Jubilee Rezone (RZ-21-0015) to the Board of County Commissioners with the three conditions as listed. Jason seconded the motion.

Yes - All

No - None

Motion passed: 5-0.

12. ANNOUNCEMENTS

None.

13. ADJOURNMENT (NO LATER THAN 11:00 PM PER RESOLUTION 00-01)

Motion: To adjourn the meeting.

Jason made a motion to adjourn the meeting. Van seconded the motion.

Yes - All

No - None

Motion passed: 5-0. The meeting was adjourned at 7:25 p.m.