

**COMMUNITY & DEVELOPMENT
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**AGENDA
PLANNING COMMISSION MEETING
BOCC Hearing Room
215 Comanche St. Kiowa
DATE: August 17, 2021 - - TIME: 7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:14PM

2. PRAYER Peter Hoogendyk

3. PLEDGE OF ALLEGIANCE All

4. ROLL CALL

Planning Commissioners: Danny Willcox, Roger Burton, Van Sands, Peter Hoogendyk, Dan Michalak, Jon Surbeck

5. REMINDER TO TURN OFF CELL PHONES

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

- A.** Land Use Items Approved by the BOCC at their July 14, 2021 meeting:
- i. Spring Valley Ranch Filing No. 6 (FP-18-0075)
 - ii. Janes Rezone (RZ-19-0052)
 - iii. Drill Tech Drilling & Shoring EDZ Site Plan (EZS-21-0023)
 - iv. Chiarelli-Elkhorn Street (VA-21-0029)--Variance of 50-feet from the required 100-foot front yard setback
 - v. Cimarron Trail (VA-21-0039)--Variance of 60-feet from the required 100-foot front yard setback
- B.** Land Use Items Approved by the BOCC at their July 28, 2021 meeting:
- i. Secure RV & Boat Storage and Repair (SU-21-0034)
 - ii. Eastin-Albers Rezone (RZ21-0001)
 - iii. Stairs (VA-21-0035)--Variance of 20-feet from required 60-foot side yard setback for accessory structure
 - iv. Burnco Concrete Batch Plant EDZ Site Plan (EZS-21-0023)--Item was recommended for continuance, will be renoticed when ready.
- C.** Land Use Items Approved by the BOCC at their August 11, 2021 meeting:

- i. Crawford-Pines Trail (VA-21-0041)--Variance of 8-feet from the required 25-foot side yard setback for garage/shed
- ii. Johnson (VA-21-0043)--Variance of 12-feet from the required 50-foot side yard setback
- iii. Hamilton Barn Variance (VA-21-0048)--Variance of 5-feet from the required 25-foot side yard setback

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.

8. CITIZEN COMMENTS

None

9. APPROVAL OF MEETING MINUTES

A. Motion: Approval of the July 6, 2021 Minutes

Peter Hoogendyk made a motion to approve Minutes as presented. Roger Burton seconded the motion.

Motion Passed: 6 - 0

10. 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
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

A. Mountain Heart Woodworks (SU-21-0030)--A request to approve a Special Use by Review to bring into compliance an existing custom sawmill business on property located at 26535 County Road 21, Elizabeth

i. STAFF RECOMMENDS CONTINUANCE

Motion: Approve to continue to January 18, 2022

Roger Burton made a motion to continue Mountain Heart Woodworks (SU-21-0030) to January 18, 2022.

Peter Hoogendyk seconded the motion.

Motion Passed: 6 - 0

12. ANNOUNCEMENTS

None

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

Motion: To Adjourn

Dan Michalak made a motion to Adjourn. Roger Burton seconded the motion.

Motion passed: 6 - 0

The meeting Adjourned at 7:41 PM

APPROVED 9-21-2021