

ELBERT COUNTY

COMMUNITY & DEVELOPMENT SERVICES

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AGENDA PLANNING COMMISSION MEETING BOCC Hearing Room 215 Comanche St. Kiowa DATE: October 5, 2021 - - TIME: 7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:03PM

2. PRAYER Peter Hoogendyk

3. PLEDGE OF ALLEGIANCE All

4. ROLL CALL

Planning Commissioners: Mike Buck, Danny Willcox, Jason Vermillion, Peter Hoogendyk, Jon Surbeck, Dan Michalak, Van Sands, Duane Owens

5. REMINDER TO TURN OFF CELL PHONES

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

A. Introduction of acting CDS Director, Sam Albrecht

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

N/A

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. Branded Iron (RZ-21-0024) --** A request to Rezone approximately 5-acres from Residential Agriculture-One (RA-1) to Industrial (I) on property located at 40700 Wind Spirit Lane, Elizabeth Staff recommends APPROVAL of the requested Branded Iron (RZ-21-0024) rezone of a 5-acre parcel from Residential Agriculture-One (RA-1) to Industrial (I) SUBJECT TO CONDITIONS.

Public Discussion: General concerns expressed regarding health, fire access, traffic congestion, property management, curb-appeal, school proximity, covenants, light pollution, fencing, crime, rodents, property value, quality of life.

Planning Commission Discussion with Applicant: Clarification of covenants, septic, water, drainage, traffic study, lighting plans, safety/surveillance/alarm systems, capacity, on-site fire mitigation and insurance policy, EDZ map.

Motion: Branded Iron (RZ-21-0024) Rezone - Residential Agriculture-One (RA-1) to Industrial (I) Peter Hoogendyk made a motion to approve Branded Iron (RZ-21-0024), rezone of 5-acre lot from Residential Agriculture-One (RA-1) to Industrial (I) subject to the three conditions. Jason Vermillion seconded the motion.

Motion Passed: 5 - 3

- B. Prairie Ranch, formerly Diamond Ridge (DG-21-0026) --** A request to amend the existing Development Guide (DG) to reduce the density from 27 lots to 4 lots of 10+ acres each on property located north of County Road 150, west of County Road 13 and east of Quail Drive, Elizabeth

The recommendation of Community & Development Services is that the Planning Commission recommend APPROVAL of the requested Prairie Ranch, formerly Diamond Ridge (DG-21-0026) development guide amendment SUBJECT TO CONDITIONS.

Public Discussion: N/A

Planning Commission Discussion with Applicant: Clarification of property lines.

Motion: Prairie Ranch, formerly Diamond Ridge Development Guide Amendment

Jason Vermillion made a motion to approve the requested Prairie Ranch, formerly Diamond Ridge (DG-21-0026) development guide amendment subject to the three conditions. Jon Surbeck seconded the motion.

Motion Passed: 8 - 0

12. ANNOUNCEMENTS

None

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

Motion: To Adjourn

Danny Wilcox made a motion to Adjourn. Peter Hoogendyk seconded the motion.

Motion passed: 8 - 0

The meeting Adjourned at 9:22 PM