

COMMUNITY & DEVELOPMENT SERVICES

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Meeting Minutes
PLANNING COMMISSION MEETING
BOCC Hearing Room
215 Comanche St. Kiowa
DATE: March 15, 2022 - - TIME: 7:00 PM

1. CALL TO ORDER:

The meeting was called to order at 7:06pm.

2. PRAYER

3. PLEDGE OF ALLEGIANCE: All

4. ROLL CALL:

Planning Commissioners: Danny Wilcox, Roger Burton, Van Sands, Peter Hoogendyk, Duane Owens, Dan Michalak. Absent: Mike Buck, Jon Surbeck

Also present: Greg Thompson-CDS Director, Bart Greer-County Attorney

5. REMINDER TO TURN OFF CELL PHONES

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

- A. Spring Valley Ranch Filing 7, SIA
- B. Miller Ranch Service Plan
- C. Burnco

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. A motion was made by Peter Hoogendyk to approve the December 21, 2021, PC Meeting Minutes as presented. Dan Michalak seconded the motion. Motion passed 6-0

10. ELECTION OF OFFICERS

- A. *Dan Michalak moved to nominate Peter Hoogendyk as Chairman to the commission and Duane Owens seconded the nomination. Nomination approved 6-0.*
- B. *Roger Burton nominated Danny Wilcox as Vice Chairman to the commission and Dan Michalak seconded the nomination. Nomination approved 6-0.*

11. WORK SESSION

- A. *Dan Michalak presented his resignation after 8 years of service to the Board.*
- B. *An item will be added to next work session regarding packet timing*

12. 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.

13. PUBLIC HEARINGS

Toscano Rezone (case: RZ-21-0080)

- A. A request to rezone approximately 20.9-acres from Agriculture (A) to Agriculture Residential (AR) on a property located at 22903 County Rd 15-21, Elbert.

*Danny Wilcox moved for an indefinite continuance. Dan Michalak seconded the motion.
Motion passed, 6-0.*

Rockhaven Rezone & Final Plat (case: PD-21-0069 & FP-21-0071)

- B. A request to rezone a 79.32--acre parcel from Agriculture (A) to Agriculture Residential (AR) and a final plat splitting the parcel into seven (7) total lots: six (6) of 10-acres and one (1) 19-acre lot at 741 County Rd 146, Elizabeth.

Danny Wilcox moved for an indefinite continuance. Dan Michalak seconded the motion. Motion passed, 6-0.

Cornerstone Rezone (case: RZ-21-0060)

- C. A request to rezone approximately 47-acres from Agriculture (A) to Agriculture Residential (AR) on a property located at 32471 N Elbert Rd, Kiowa.

Danny Wilcox moved for an indefinite continuance. Dan Michalak seconded the motion. Motion passed, 6-0.

D. Zoning Code Changes - Concept Brief/PUD

- *Bart introduced the proposed concept brief code change. He noted the existing concept plan would be a more informal use of concept plan. This is primarily for most large-scale development.*
- *Dan Michalak – timeframe before application? 6 months?*
 - *Tailor application vs. addressing concerns/expectations*
- *Duane Owens – more of a dialogue process*
 - *Staff would have discretion to include this or that item.*
- *Roger Burton – Discuss scope and size needed for concept brief*
 - *PC should be invited and not done as separate invitation.*
- *Danny Wilcox – fully supportive. Dialogue important.*

Duane Owens – Coach applicants to provide positive interaction

Duane Owens made a motion to recommend approval to the BOCC regarding the Zoning Code Change for concept briefs. Dan Michalak seconded the motion.

Motion passed 6-0

14. ANNOUNCEMENTS

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