

COMMUNITY & DEVELOPMENT SERVICES

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Meeting Minutes
PLANNING COMMISSION MEETING
BOCC Hearing Room
215 Comanche St. Kiowa
DATE: April 5, 2022 - - TIME: 7:00 PM

1. CALL TO ORDER:

The meeting was called to order at 7:00pm.

2. PRAYER

Given by Peter Hoogendyk

3. PLEDGE OF ALLEGIANCE: All

4. ROLL CALL:

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

Also present: Greg Thompson-CDS Director

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.

8. CITIZEN COMMENTS

None

9. APPROVAL OF MEETING MINUTES

A. A motion was made by Roger Burton to approve the March 15, 2022, PC Meeting Minutes as presented. Van Sands seconded the motion. **Motion passed 7-0**

10. WORK SESSION (continued to end of Public Hearing)

A motion was made by Peter Hoogendyk to permanently move the work session after the Public Hearing portion of the agenda.

*Danny Wilcox seconded the motion, **Motion passed 7-0***

11. 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.

12. PUBLIC HEARINGS

A. **Special Use Review SU-21-0079. Kiowa Outdoor Adventure.** SW of Hwy 86 and CR 134.

Presentation by Greg Thompson

2-part application. The first part is the SUR for the camping, to be reviewed by this board and the second part reviewed by County Commissioners.

Debbie Ullom addressed the board and responded to questions.

Most neighbors were opposed to the project. The neighbors were concerned that the cliental visiting the campground would be visiting the country to miss treat their livestock (cow tipping) and start bonfires. They were also concerned about dogs and children coming on to their property. One neighbor was concerned about competition from the campground, they are wanting to do a bed and breakfast on their property nearby. There were also concerns about the screening of the campground and how many trees would be planted to help with that. Lighting, noise, and the length a camper can stay were other concerns that were brought up.

In response to concerns raised, the applicant advised the board there would be field fence put up along the perimeter to keep the dogs and children inside the campground area. The applicant also stated that trees would be planted, but Elbert County does not have specific landscape requirements so there are no formal guidelines for how landscaping should look.

Closed the Public Hearing at 7:53pm

Board Discussion:

- *Van Sands – Stated we don't have many places for people to stay without hotels, so we run into an issue on how to attract business. He also stated that the clientele that stays at a B&B are not the same cliental that stay at campground, so the competition would be minimal.*
- *Duane Owens – talked about traffic issues and a study on the safety of the hill at county road 132.*
- *Mike Buck – Wanted to know about the fence and how tall it was. Also, about employees and if there was a camp host that would be always on site. Stated he liked the project.*
- *Roger Burton – talked about the length of stay at 20 days, and many campers would be there no more than two weeks. He also wanted to know if the dump station would be available to the public for a fee. The applicant answered that it depended on the septic and the # it will allow.*
- *Danny Wilcox – talked about the trees and that adding more takes water and this campground is on the plains and that without a county landscaping plan he felt the board would be overstepping with instructing an applicant to add more trees. He felt what she proposed was sufficient. He was good with the fencing and felt most campers, based on his experience, would be respectful and a different kind of camper than what the neighbors are expecting. This is in the EDZ and was designed for getting economic development in the county.*

Danny Wilcox made a motion to recommend approval of Kiowa Outdoor Adventure Park, SU-21-0079 with the conditions outlined in the staff report.

Duane Owens seconded the motion.

Motion passed 7-0

13. WORK SESSION

Greg Thompson – CDS Director, brought up several items:

- BOCC would like to have a work session with the PC board. Informal session and talk planning items. Stay tuned for a date in the future.*
- On behalf of the BOCC, Greg extended an invitation to the Planning in Commission to next BOCC meeting on April 13th @ 1pm. They will be recognizing county volunteer efforts.*
- Comprehensive plan due for an update next year, last one done in 2018.*
- Housing needs assessment - RFP is out for that and interviews were conducted.*
- Economic development strategic plan – RFP out for that*
- Timing of the PC packet – It was decided that the electronic packet will be available 7 days prior to the meeting date by 5:00pm (Tuesday before meeting). The paper copy will be available by noon the next day (Wednesday).*
- Pipeline report – 2nd meeting of the month, Staff will pass out to PC commissioners*
- Bylaws – Greg passed out to board*
- Meeting on 1st and 3rd Tuesday of the month. Wanting to discuss the timing of the meeting. Currently*

it is held at 7pm and will not exceed 11pm. Wanted to propose moving meetings to 6pm. Discussion was held and decided that it was in the best interest of the citizens to keep the time at 7pm. Not very common that the meeting runs to 11pm.

- J. *Mike Buck brought up the 3-minute citizen comment and if we could extend that to 4 minutes. Discussion was had, stated that the Chairman can grant extra time if needed and not to exceed 10 minutes, but the 3-minute rule falls in line with the BOCC meetings. Was decided to keep the 3-minute rule at this time.*

14. ANNOUNCEMENTS

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

Meeting adjourned at 9:12pm