

COMMUNITY & DEVELOPMENT SERVICES

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Meeting Minutes
PLANNING COMMISSION MEETING
BOCC Hearing Room
215 Comanche St. Kiowa
DATE: June 21, 2022 - - TIME: 7:00 PM

1. CALL TO ORDER

2. PRAYER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Planning Commissioners: Mike Buck, Vice Chair-Danny Willcox, Roger Burton, Chairman - Peter Hoogendyk, Duane Owens, Kevin Kirkwood, and Van Sands.

Absent: Jon Surbeck

Also present: Greg Thompson, CDS Director, Teresa Kissell - CDS

5. REMINDER TO TURN OFF CELL PHONES

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

Greg Thompson, CDS Director gave an update to the commission on the following projects that were approved by the Board of County Commissioners:

Delbert Hills Filing 2

Potestio brothers rezone to industrial

Kiowa Outdoor Adventure SUR and EDZ with special conditions on fencing.

Rockhaven rezone and subdivision.

Cornerstone rezone from A to AR and minor subdivision.

Tosceno Rezone and minor subdivision.

Owens self-storage lot in EDZ.

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. June 7, 2022, PC DRAFT Minutes

It was requested by Roger Burton to amend the meeting minutes by adding his comment on the CORE substation project that they needed to add the apron on the driveway. This was added to the June 7th meeting minutes.

Roger Burton made a motion to recommend approval of the Amended June 7th meeting minutes, with his comment added regarding the apron at the driveway. Mike Buck seconded the motion.

Motion Passed 7-0

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

Public hearing opened 7:08 by Peter Hoogendyk.

TD Residence Rezone (case: RZ-18-0096)

- A. A request to rezone 10-acres of an existing 62-acre parcel from Agriculture (A) to Agriculture Residential (AR) on a property located at 1016 County Rd 166, Parker

Presentation given by Greg Thompson, with staff recommendation of approval.

There was no comment by applicant.

The Public Hearing was opened, there was no public comment, public comment was closed.

Commission Discussion:

- Roger – Made a comment regarding the electric easement and that it was not labeled as easement on the plat, he wanted to know if it will be shown on the plat when it gets recorded. Greg Thompson acknowledged that the plat was the appropriate place to show that easement.
- Danny – had questions on the water, and the applicant stated that the state required him to do an augmentation plan.
- There was also discussion on minimum lot width for the existing 62-acre parcel. Condition #4 was changed to state that “the applicant and staff will work together to address the minimum lot width for the existing 62-acre parcel and the subject 10-acre parcel”

Danny Willcox made a motion to recommend approval with conditions outlined in the staff report. Kevin Kirkwood seconded the motion.

Motion Passed 7-0

12. WORK SESSION

13. ANNOUNCEMENTS

Greg Thompson announced that there were several agenda items for the July 5th meeting.

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

Adjourned @ 7:34pm

APPROVED 7.5.22