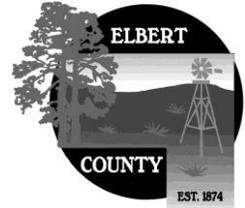




COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES DEPARTMENT

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MINUTES ELBERT COUNTY REGULAR PLANNING COMMISSION MEETING December 2, 2014

Note: These meeting minutes are only a summary of the meeting. Duplications of the audio recording are available, for a fee, by contacting Community & Development Services.

The regular Planning Commission Meeting was called to order at 7:00 p.m. by Chairman, Tom Beshore.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commission members present: Tom Beshore, Ron Turner, Rick Brown, Tony Baker and Bob Ware.

Staff present: Carolyn Parkinson, Planner – Flood Plain Manager; Faith Mehrer, Office Manager.

STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S):

A. No land use items were discussed.

CONSENT CALENDAR:

- a. **The Commission did not vote on the meeting minutes on the consent agenda. They were tabled to be discussed at a later meeting.**

COMMUNITY INPUT:

PUBLIC HEARINGS:

A. Adoption of Planning Commission Bylaws (continued from November 20, 2014):

- a. Carolyn Parkinson explained that the document presented to the Planning Commission tonight had no material changes. The repetitious items were removed and the changes discussed at the November 20th meeting were noted in the margins.**
- b. The Planning Commission Members began at the section titled "Ethics" in the document. The Planning Commission decided on language that would be appropriate for ex parte communications and how to handle recusal. The Planning Commission made some suggestions for additional language and the removal of some language.**
- c. Amendments to Policies and Procedures: the Planning Commission suggested changes that would allow proposed amendments to the Planning Commission bylaws from any source and language that would make approval of the proposed amendments an authority of the Planning Commission by majority vote rather than an authority of the BOCC.**
- d. Wade Gateley expressed his desire to see the Planning Commission work hand in hand with the BOCC. He had hoped this would be a document created in cooperation with the BOCC. He made several statements regarding this desire before exiting the meeting.**
- e. The Planning Commission members discussed their confusion about Wade's comments. They discussed their understanding of the original purpose for the creation of Planning Commission bylaws. They all agreed the intent for creating bylaws was so that the Planning Commission would have a governing document to abide by, they decided that they should continue through the document using the State Statute to determine where authority over Planning Commission bylaws should be placed. They determined that proposed amendments to the bylaws should be accepted from any party and that amendments to the bylaws will be approved by a majority vote of the Planning Commission.**
- f. Wade Gateley returned to the meeting momentarily, but did not participate.**

- g. The Planning Commission agreed that they should remove anything in the bylaws that gives instruction to the BOCC, or change any instructions to suggestions.**
- h. Severability: There were suggestions from the Planning Commission to remove, re-arrange and reword this section. The changed language in this section was moved to a different section completely.**
- i. Definitions: it was suggested that any definitions for words that are not actually in the document be removed.**
- j. A Suggestion was made to have 'consent agenda' and 'consent agenda items' added to the bylaws, under the section for general rules.**
- k. Effective date: The language in this section was changed to state that the bylaws shall be effective upon adoption by majority vote of the Commission.**
- l. The Planning Commission members re-visited and made additional language changes in the membership portion of the bylaws.**
- m. The Planning Commission determined that the Eligibility section should be removed and the Appointment section be re worded so that the eligibility requirements are covered by reference to the Elbert County Zoning Regulations.**
- n. Secretary: The Planning Commission asked that this entire section be removed.**
- o. The planning commission members began discussion regarding Part III, Section 1, Section 1. It was decided that the section should be reworded. Language suggestions were noted and Carolyn Parkinson will add them to the document.**
- p. The Planning Commission discussed John Dorman's comments after the Public Comments portion of the meeting.**
- q. Rick Brown made a motion to continue the meeting to December 16th, 2014. Ron Turner seconded the motion. Motion carried 5 to 0.**

PUBLIC COMMENTS:

- A. John Dorman: Voiced concern about the 30 day time frame that is being discussed for General Land Use Applications. People come to public hearings expecting to have 3 minutes to speak in the Public Comments portion of the meeting. Where there is a large turnout, public comment may make a 30 day time frame difficult to keep. He also spoke regarding Amendments to the Elbert County Zoning Regulations. He suggested removing *by the Board* from "amendments proposed by the Board".

NEW BUSINESS:

ANNOUNCEMENTS:

A. Meeting adjourned at 10:30 PM