



COUNTY OF ELBERT

COMMUNITY & DEVELOPMENT SERVICES DEPARTMENT

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MINUTES ELBERT COUNTY REGULAR PLANNING COMMISSION MEETING July 22, 2010

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, Grant Thayer.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Commission members present: Mike Bingham, Paula Koch, Anthony Osborn, Tom Beshore, Lisa Shipman, Mike Kelly and Grant Thayer.

Staff present: Curtis Carlson Senior Planner
Floyd Crossman, Administrative Assistant

CONSENT CALENDAR:

- A. Motion made by Mike Kelly, seconded by Anthony Osborn to approve the May 13, 2010 Meeting Minutes. The motion carried 7 to 0.
- B. Motion made by Anthony Osborn, seconded by Paula Koch to approve the June 24, 2010 Meeting Minutes. The motion carried 7 to 0.

COMMUNITY INPUT:

- A. None

PUBLIC HEARINGS:

A. PC 10-0010 Lay Z Days 24331 Main Street Elbert Colorado to PUD Commercial. A request to rezone the parcel at 24331 Main Street in Elbert, Colorado from Commercial to PUD Commercial, located in Section 34, Township 9 south, Range 64 west in Elbert County.

Presentation was made by Senior Planner Curtis Carlson with a recommendation for approval for the rezoning of the parcel located at 24331 Main Street in Elbert. The applicant is not planning any modifications to the building, existing lot coverage, access, water or sanitary service as a result of the rezone request. Essentially, the rezone request seeks to modify and limit the current commercial zoning and associated uses while allowing a residential use that is appropriate to the manner in which the parcel is functioning.

Mr. Terence Gardner, 7155 Abilene Drive, Peyton, Colorado, owner of the property at 24286 Main Street, Elbert, Colorado questioned where he could find the zoning classification PUD Commercial. He couldn't find it in the Zoning Regulations. Mr. Carlson explained that PUD, (Planned Unit Development), can be applied to any zoning district: see Part II, Section 16 titled Planned Unit Development. Mr. Gardner accepted Mr. Carlson's explanation.

Motion made by Paula Koch and seconded by Lisa Shipman to approve PC 10-0010 Lay Z Days PUD Commercial. Motion carried 7 to 0.

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

ANNOUNCEMENTS:

The next scheduled meeting of the Elbert County planning Commission will be held on Thursday August 26, 2010 at 7 P.M. in the Public Health Bijou room, 75 Ute Street, Kiowa, CO. If there are any changes to this schedule it will be noted on the Elbert County web site and the Planning Commission members will be notified by regular post.

The meeting adjourned at 7:28 pm.