The Planning Commission Meeting was called to order at 7:00 pm by Bob Lewis.

PRAYER: Led by Bob Meyer

PLEDGE OF ALLEGIANCE: Led by Dan Michalak

ROLL CALL

Commission members present: Peter Hoogendyk, Dan Michalak, Bob Lewis, Bob Meyer, Jim Keen, Kipp Parker

Staff present: Christina Stanton, CDS Director; Tracey Aaron, CDS Administration; Andrew Baker, (Baseline)

STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S)

Christina Stanton states there is no staff report. However, they did receive the draft of Subdivision Regulations this evening and will be on the agenda for the Oct. 30th meeting.

- The Zoning Regulations draft is still in process, but hopes to have it by tomorrow
- Oct. 30th will be a joint meeting with BOCC and PC to review and discuss the draft Regulations
- Purpose is to clean it up, remove any contradictions, ensure consistency
- Nov. 14th is Planning Commission Hearing for Regulations
- Dec. 19th is BOCC hearing date for Regulations
- EDZ will be back on Oct. 30th agenda
- Oct. 30th will be a hearing and work session
- Vince Harris or Ethan Watel should be doing the presentation on Regulations

Bob Lewis requests a copy of Baseline’s Power Point on the Regulation presentation in advance, so PC can review prior to meeting.

CITIZEN COMMENTS ON GENERAL ITEMS –None

CONSENT CALENDAR:

A. No items

APPROVAL OF MEETING MINUTES:

A. None

Brief discussion regarding minutes:
Tracey Aaron explains we have many drafts available and she has all of the drafts listed on the agenda, she just needed to review some before giving to PC. Per agreement, Tracey confirms all meeting minutes will be caught up by the end of October. Due to the consistent traffic of citizens at the counter all day, she was unable to print off the drafts, but is doing so as she sits in this meeting. As they finish printing, she will bring them to the PC.

Bob Lewis addresses Christina Stanton asking if they will see the 6 drafts listed on the agenda or not.

Christina Stanton reiterates that Tracey is currently printing them off. She confirms the ones on the agenda are complete but can be moved to the next hearing date. She also states there are 2 others, one in draft mode and the final one in process; once those are completed they will be completely caught up and current on minutes.

Bob Lewis questions Christina what other items will be on the agenda for Oct. 30th other than approval of all meeting minutes.

Christina Stanton responds by recapping what she previously stated: EDZ (public hearing) and work session on new Zoning and Subdivision Regulations.

END DISCUSSION

PUBLIC HEARING BEGINS

ANDREW BAKER (BASELINE) – PRESENTATION OF STAFF REPORT

Overview of ELBERT FIRE PROTECTION DISTRICT County Initiated Rezone.
Application RZ-18-0063 AND RZ-18-0065:
- Property located at 23990 County Road 69, Elbert – RZ-18-0063
- Rezoning from XX to Residential One (R-1)
Second located at 700 CR 98, Elbert – RZ-18-0065
Rezoning of second location from XX to Residential Agriculture-Two (RA-2)
County initiated rezoning directed by BOCC
Elbert Fire District wishes to construct two new fire stations on these properties
Public notification was in the Ranchland News for the last 3 weeks, as required
Both properties are surrounded by Agriculture
Referrals were sent out to all required agencies:
  o At time of Staff Report, only one comment has been received
  o Two other comments arrived later
  o Those agencies which responded had no objections
No specific criteria for PC to consider for county-initiated rezone
Staff feels the rezoning is appropriate for surrounding area and for fire station use

STAFF FINDINGS AND RECOMMENDATIONS:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan.
2. The proposal meets all the criteria for approval in the Elbert County Zoning Regulations.
3. The Elbert County Subdivision Regulations are not applicable to this project.
4. The proposal is compatible with existing and allowable land uses in the surrounding area.
5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

Because this application has met the criteria set forth in the Elbert County Regulations and as we understand it that there are no objections from other governing bodies; the recommendation of Community & Development Services is that the Planning Commission recommend APPROVAL of RZ-18-0063 & RZ 18-0065 ELBERT FIRE – COUNTY INITIATED REZONE
A 2.3 acre property at 23990 CR 69 to be zoned R-1; and a 3 acre property at 700 CR 98 to be zoned RA-2.

SUBJECT TO THE FOLLOWING CONDITIONS:

1. The rezoning shall not become effective until conditions of approval are met and the Rezoning Exhibit is recorded.
2. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners’ approval.

PRESENTATION CONCLUDED

PLANNING COMMISSION DISCUSSION AND QUESTIONS:
Jim Keen: Question for Staff. Thought all the XX parcels will all be lumped into three meetings, why are there only two today?

Christina Stanton: That is the intention, however, Elbert Fire Protection District needed to obtain a well permit from the State but was not allowed to without having proper zoning established. Therefore, Staff stepped in to move this along quicker.

Jim Keen: Do you anticipate others to pop up like that being one or two at a time?

Christina Stanton hopes not.

Andrew Baker: Clarifies the BOCC directed Staff to rezone all XX and NZ properties last week. They are breaking the county up into three sections and rezoning is coming very, very soon. Their intention is to not do individual ones. As Christina stated, this was a special circumstance.

END PC DISCUSSION AND QUESTIONS

Bob Lewis requests a motion.

_Dan Michalak makes a motion to recommend APPROVAL of RZ-18-0063 and RZ-18-0065 Elbert Fire County Initiated Rezone, subject to Findings and Recommendations and Conditions of Approval 1 and 2. Second by Kipp Parker._

**ROLL CALL VOTE:**

_ALL IN FAVOR. Approved: 6 – 0, with one absent_

Jim Keen talks of the minutes.

Bob Lewis explains the meeting minutes will be given but voting will be done at next hearing on Oct. 30th.

Planning Commission discusses who all will be in attendance next meeting. Kipp Parker announces he will not be available to attend.

_Dan Michalak makes a motion the meeting be adjourned. All second._

**ROLL CALL VOTE:**

_ALL IN FAVOR. Approved: 6 – 0, with one absent_

MEETING ADJOURNED AT 7:30 PM