

**PARK COUNTY
PLANNING COMMISSION MINUTES
856 Castello Ave. Fairplay
March 12, 2019**

Planning Commission Members Present: Charlie Schultz, Susan Jones, Jim Sapp, and Bob Banks
Staff Present: Jennie Gannon, Planning Technician; Louise Derengowski, Planning Technician and Erin Smith, County Attorney.

Chairman Charlie Schultz called the meeting to order at 9:40 AM.

APPROVAL OF AGENDA: Jim made a motion to approve the agenda as presented and Bob seconded. The motion passed unanimously.

APPROVAL OF MINUTES: Susie made a motion to approve the minutes from February 12, 2019 and Jim seconded. The motion passed unanimously.

Charlie went over meeting process.

LAND USE PUBLIC HEARINGS:

REZONING CASE #19ZON-01

Property is 6.7 acres located in the Southeast ¼ of Section 2, Township 8, Range 72, and is addressed as 1001 County Road 837, Bailey CO 80421. Applicant is requesting to rezone from the Agricultural (A) zone district to the Residential (R) zone district.

APPLICANT: Christopher Runyan as Elbow Room Properties, LLC.

- Louise made a power point presentation. There weren't any questions for Louise.
- Christopher Lee Runyan, applicant, came forward. He said that he found out after he bought that property that it was in two zoning districts and needed to be rezoned to comply with the Land Use Regulations.
- No public comment.
- No further comment from applicant.
- Charlie called for deliberation.
- Jim moved to approve as presented, Bob seconded and the motion was approved unanimously.

REZONING CASE #19ZON-02

Property is 1.35 acres known as Tract 3 in the Castle Commercial Subdivision, and addressed as 39505 Highway 24, Lake George, CO 80827. Applicants are requesting to rezone from the Commercial (C) zone district to the Rural Center Mixed Use (MU) zone district.

APPLICANTS: Kevin and Christi Heidenreich

- Louise made a power point presentation.
- No questions for Louise.

- Applicant, Kevin Heidenreich, came forward. He is a contractor and has his equipment on the property now. He and his wife want to build a house there, by the shop, where they can be right off the highway to do business.
- Jim asked if the other adjacent commercial properties were developed. There are trailer sales, trailer storage, a church, and a service station across Hwy 24.
- Susy said this is very compatible with what is around.
- There wasn't any public comment or closing comments.
- Charlie closed the public portion and asked for deliberation.
- Susan stated that this is why the Mixed Use Zone District was created, so there could be both commercial and residential uses for the residents. Charlie asked if accessory structures were limited in Mixed Use. Jennie answered that no more than two accessory structures are allowed.
- Jim moved to approve with conditions as presented, Susan seconded. The motion was approved unanimously.

Charlie called for any public comment, there wasn't any. The hearing adjourned at 10:30 AM.