

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
July 2, 2024, AT 3:00 P.M.**

**MEMBERS PRESENT**

John Hamrick (Chairman) (OUT)  
Dale McCullough (OUT)  
Rudl Mergelman  
Larry Brown  
Gardner Fey  
Travis Payne  
John Carper

**STAFF PRESENT**

Dan Victoria, Planning Director  
Joanne Kohl, Office Manager

**1. CALL TO ORDER**

Vice-Chairman Payne called the meeting to order at 3:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

**3. APPROVAL OF AGENDA**

Vice-Chairman Payne asked if there were any changes, additions or corrections to the July 2, 2024, Fremont County Planning Commission Agenda.

**MOTION**

Mr. Carper motioned to accept the July 2, 2024, Fremont County Planning Commission Meeting agenda.

**SECOND**

Mr. Brown second the motion.

Vice-Chairman Payne called for a roll call vote, and the motion passed unanimously. (5 of 5)

**4. APPROVAL OF THE June 4, 2024, PLANNING COMMISSION MEETING MINUTES**

Vice-Chairman Payne asked if there were any changes, additions or corrections to the June 4, 2024, Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Fey motioned for approval of the June 4, 2024, Planning Commission Meeting Minutes.

**SECOND**

Mr. Carper second the motion.

Vice-Chairman Payne called for a roll call vote and the motion passed unanimously. (5 of 5)

**5. UNFINISHED BUSINESS**

None

**6. NEW BUSINESS**

**LLA 24-003 BARTELMAY**

Vice-Chairman Payne states that the applicant is not present and for Planning Director Victoria to give the staff report.

Director Victoria states that the applicant is requesting a variance from the Fremont County Subdivision Regulations Appendix 1 Section B, 10. Lot Standards: Where possible, the depth of lots should not be greater than twice its width.

Lot 1: 10.05 Acres 437,778 square feet

Lot 2: 6 Acres 261,360 square feet

The subject property is located in the Agricultural Rural Zone District, at 1919 Arnold Drive Cotopaxi CO 81223

Applicants Contingency Requests:

N/A

Planning & Zoning Department Recommends Denial with the following:

1. Lot Standards- Per Fremont County Subdivision Regs. Appendix 1 Section B, 10. Wherever possible, the depth of lots should not be greater than twice its width.

The Planning and Zoning Department recommends reconfiguring Lot 1 to meet design standards per appendix 1.

If approved by the Commission and/or Board, Planning and Zoning recommends:

Contingency items:

1. Redlines on Plat to be finished before recording.

Vice-Chairman Payne asks if there are any other questions or comments from the commissioners and he would entertain a motion.

Mr. Fey asks what are the red lines on the plat.

Director Victoria states that the red lines on the plat are normally verbiage and pretty minor things. They are legal lots, they started off irregular and they just can't be made to really conform.

Vice-Chairman Payne states that version 2 does at least try to make an attempt to rectify an irregular lot. He can appreciate that they are making an attempt to make it better. Also, has the BOCC said anything about the prior approvals the Planning Commission has made for the irregular lots.

Director Victoria states that both of those projects have been approved by the BOCC.

Vice-Chairman Payne states that he is open for a motion.

**MOTION**

Mr. Carper motioned for approval of **LLA 24-003 Bartelmay** with the recommended Staff Contingencies.

**SECOND**

Mr. Fey second the motion.

Vice-Chairman Payne called for a roll call vote and the motion passed unanimously. (5 of 5)

**7. ADJOURNMENT**

Vice-Chairman Payne adjourned the meeting at 3:08 p.m.

\_\_\_\_\_  
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

\_\_\_\_\_  
DATE