

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
February 6, 2018 AT 3:00 P.M.**

**MEMBERS PRESENT**

Byron Alsup (Chairman)  
Gardner Fey  
Michael Pullen  
Mark Masar  
Larry Brown  
Keith Ore

**STAFF PRESENT**

Matt Koch, Planning Director  
Samantha Kozacek, Planning Assistant

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

January 2, 2018 Planning Commission Meeting

**5. UNFINISHED BUSINESS**

**6. NEW BUSINESS**

**7. REQUEST: SRU 17-006 Crossroads Business Center**

Request approval of a **Special Review Use, Department file #SRU 17-006 Crossroads Business Center** by WHP Crossroads LLC, to allow **Hemp Processing**, for the property which is *located on the east side of Colorado State Highway 115, 2200 feet south of the intersection of U.S Highway 50 and Colorado State Highway 115, in the Penrose Area*. The site currently has an approved SRU, SRU 08-001, allowing a restaurant and bar, a rodeo ground, a veterinary premises, a future residence, and overnight parking for event participants (self-contained units). The Hemp Processing will be confined to areas of the building. The building will no longer be used for events. The restaurant and bar will be separated from the Hemp Processing area allowing for the use to continue.

Representative: Angela Bellantoni PhD/ William Peetz

**8. ADJOURNMENT**

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**1. CALL TO ORDER**

Chairman Byron Alsup called the meeting to order at 3:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited.

**3. APPROVAL OF AGENDA**

Chairman Alsup asked if there were any changes, additions or corrections to the February 6, 2018 Fremont County Planning Commission Meeting Agenda.

**MOTION**

Mr. Mark Masar moved to accept the February 6, 2018 Fremont County Planning Commission Meeting agenda.

**SECOND**

Mr. Gardener Fey seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (5 of 6)  
Mr. Keith Ore abstained.

4. **APPROVAL OF THE JANUARY 2, 2018 PLANNING COMMISSION MEETING MINUTES**

Chairman Alsup asked if there were any changes, additions or corrections to the January 2, 2018 Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Michael Pullen moved to approve the January 2, 2018 Fremont County Planning Commission Meeting Minutes.

**SECOND**

Mr. Larry Brown seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed. (5 of 6)  
Mr. Keith Ore abstained.

5. **NEW BUSINESS**

**REQUEST: SRU 17-006 Crossroads Business Center**

Request approval of a **Special Review Use, Department file #SRU 17-006 Crossroads Business Center** by WHP Crossroads LLC, to allow **Hemp Processing**, for the property which is *located on the east side of Colorado State Highway 115, 2200 feet south of the intersection of U.S Highway 50 and Colorado State Highway 115, in the Penrose Area*. The site currently has an approved SRU, SRU 08-001, allowing a restaurant and bar, a rodeo ground, a veterinary premises, a future residence, and overnight parking for event participants (self-contained units). The Hemp Processing will be confined to areas of the building. The building will no longer be used for events. The restaurant and bar will be separated from the Hemp Processing area allowing for the use to continue.

Representative: Angela Bellantoni PhD/ William Peetz

Dr. Bellantoni stated I am representing Mr. Peetz. That is the structure is by the intersection of Highway 50 and Highway 115. This structure was constructed between 2003 and 2005. It was an arena and restaurant. Mr. Peetz purchased the property in 2013 and it had not been used as a restaurant for at least five (5) years at that time. Mr. Peetz had tried to market it as a restaurant and didn't have any takers. And in 2014 Mr. Peetz submitted for a Zone Change for the property. That was to make the property more useable. When he chose the Business Zone district it was because of all the uses that came with it. It allowed for the restaurant still but allowed for many other things as well. The event center and restaurant was unsuccessful and vacant still. The community was hopeful that it would work. Mr. Peetz responded to

them by trying to pursue what they had wanted in that location. It has been five (5) years and still been vacant. It was vacant before he had it and still is currently vacant. He has tried to secure a tenant for the restaurant. This last fall an opportunity to use the building had come up. We then checked to see if what the applicant wanted to use the building for would apply given its Zone District. It was concluded that Light Industry was an allowed use for the Business Zone District. This is a huge building and what we are purposing isn't going to use a lot of it. This is going to be a complicated structure now. Mr. Peetz would like to do hemp processing in this building now. Hemp is a cannabis plant. It is not the female bud plant that is used for medical use. It is grown outside like corn and soybeans. It is harvested in the field and dried and processed. It is a seasonal crop. When it is harvested it is processed. Hemp is controlled by the Department of Agriculture. The gentleman that grows the hemp has to go through random sampling to check to make sure that the THC levels are not like cannabis. Dr. Bellantoni then shows a picture of the processing area. All they are doing in this building is extracting the oils from the already dried plant. The distance from wall to wall is seven (7) feet. The distance from the wall to the outside of the equipment is four to five (4-5) feet. The industrial foot print inside the building is thirty five (35) square feet. The water bath is heated to 96°F. The machine has a maximum capacity of ten (10) gallons. The hemp comes in super sacks. They take the hemp that has been sitting in the solvent (which is either isopropyl alcohol or ethanol alcohol) put it in the water bath and it spins it. This is a vacuum system not a pressure system. The rotary vacuum system pulls the solvent out collects it in a bucket and puts it back in the hemp and again. It is a recycling system. Distillers like to use the by product of this in their alcohol. So this is a completely recyclable system. Everything gets used. The first floor on the North end of the arena is where this is. The arena is about forty-five thousand (45,000) square feet total. Of the first floor on the North end all that's needed is six thousand (6,000) square feet. Thirty-five (35) square feet for the extractor and the rest for the super sacks that hold the dried hemp. Also there is a snack bar for the outdoor events. The restaurant upstairs remains intact. When we went through the Zone Change, Mr. Darden did the inspection. The water systems and sprinkler systems were tested and inspected. They all passed. Nobody has ever become a tenant of that area. All of the restaurant is staying intact upstairs. Talking with Mr. Darden and the Water Inspectors, the Light Industrial use is fine in the building. If the restaurant ever became a viable use upstairs, Mr. Peetz would segregate off any portion of the building that's used for the restaurant. There are 3 dedicated accesses to the restaurant. The two downstairs can be sealed off completely just leaving the third entrance. In the event that the restaurant ever happens it is completely doable to seal off and separate the two uses in the building. The fire system has been tested and it works.

The rest of the empty space on the first floor is sitting vacant as well. It currently is being used to store Mr. Peetz personal things. It all has been cleaned up.

This type of operation with the hemp extraction only requires two people to run it and process the dried hemp.

Mr. Peetz and Mr. Moore have been working together on this property to get the draining issues fixed. At one point there was a Veterinarian that had animals in the back of property. This area needed to be cleaned up after he was there. It has since been cleaned up and is looking much nicer. The drainage issues have also been taken care of.

Mr. Matt Koch stated that a full application was submitted. Light industrial is allowed in the Business Zone District by Special Review Use Permit. There is an existing Special Review Use (SRU) on the property currently for special events, the restaurant and bar. This would only remove the indoor use for special events away of the SRU. The applicant is going to keep intact the outdoor use of the SRU. The bar and restaurant would stay intact upstairs. But it will be added into the Resolution that when they become in full use again it would need to meet all Building Codes. Colorado Department of Transportation (CDOT) was contacted and had no issues with the access to the property. Waivers for buffering and landscaping, lighting, hard surfacing have been requested. Most of those had already been taken care of in the previous SRU. They don't need to be relooked at currently.

Contingency Items that we have are correcting the issues that the County Engineer wanted cleared up from his letter he stated back in December 27, 2017. As the applicant stated that they have been working on those issues and are fairly close to having it all completed. We will need a final letter from Mr. Moore regarding the completion of his requirements. Minor corrections to the drawing need to be done before it could be recorded. The third Contingency Item would be including in the Resolution would be to bring the bar and restaurant into Building Code compliance when they are being used.

Chairman Alsup inquired if there were any questions for Mr. Koch.

With nobody having any questions for Mr. Koch, Dr. Bellantoni came back to the podium to answer questions the Board had.

Mr. Masar inquired as to the letter from Mr. Ellison from Hydropro and request to Florence Fire Protection District, the storage area was not covered in the fire protection area.

Dr. Bellantoni stated that because the area that is being used for the Light Industry was already covered. The rest of the ground level doesn't have to because it is not being used for it. I talked to Mr. Ellison directly about this. I also talked to the Colorado Board of Fire and Safety about this. I am still learning about sprinkler systems. Sprinkler systems are for the structure. They are meant for the water to cover the structure. Mr. Ellison had stated that the sprinkler system covered the structure. I asked if we needed to change anything about the current system for the Light Industrial use. He said we needed to have a fire extinguisher nearby. Which we do, it can be seen right by the extraction machine. Our idea was to have it re-inspected after this to make sure it would be adequate. The water is there in the tanks for this system.

Mr. Masar stated that was my question. You have the water there but, if you are using the water for the entire arena storage area. Surely if you are using the entire arena for raw materials storage you would need to change the sprinkler system.

Dr. Bellantoni stated that there would be no way to fill the entire arena with raw materials.

Mr. Masar stated that was specifically stated in their application.

Dr. Bellantoni stated they wouldn't be filling the entire arena with raw materials. When I took the pictures you could see where the hemp was stored. It is right by the extractor.

Mr. Masar inquired if there would be any material storage in the arena area.

Dr. Bellantoni stated that they wouldn't need that space for storage of raw material.

Mr. Masar stated that they wouldn't have to but they could, and then the arena area is no longer for that but storage for combustible materials.

Dr. Bellantoni stated that the indoor area is currently being used as storage of equipment to clean up the property. The machinery is used during the day to clean the property and then at night it is put away. When they are done with the clean up the equipment will go back to Mr. Peetz property.

Mr. Masar stated he understood that. But is that what the event area was permitted for?

Mr. Koch stated that the Building Department is reviewing this currently. If and when the restaurant goes into use it will all need to be brought up to compliance.

Mr. Masar stated his concern was over the combustible materials that are going to be stored there, and how much water is on site. There used to not be combustible materials stored here and there is only thirty-four hundred (3,400) gallons of water here if that would be enough.

Dr. Bellantoni stated that she was not a fire suppressant expert. All that can be said as per the conversation had with Mr. Ellison we would be having a follow up inspection to make sure the measures we have in place are sufficient. When it was tested before the pressure is fine as was the amount of water.

Mr. Masar stated that's not what his question was about. His question was about the storage of combustible materials now happening in the arena area.

Mr. William Peetz stated that there wouldn't be storage of combustible materials stored in the building.

Dr. Bellantoni stated that amount of hemp they have grown could never fill up that area marked for storage because the area is so big.

Mr. Masar stated that according to the drawing provided that it is clearly marked in the middle of the arena area that storage of materials is labeled on the map.

Mr. Peetz stated that all the materials in there are not combustible. The fire protection agency was just out at the site and the systems all were just upgraded.

Dr. Bellantoni stated that Mr. Moore had contacted her and came out to the site and gave a revised letter dated January 24, 2018. Under the fire protection area he stated that prior to getting occupancy that the systems need to be brought up and changes may need to be made. I agree with that. I don't see where it talks about combustible materials.

Mr. Masar stated to keep reading down to the last sentence.

Dr. Bellantoni stated from the letter that "do to the new wall construction and changes from the previous use as an arena to combustible storage."

Mr. Koch stated that we may want to get this referred back to the Fire Department just to make sure that everything is what they want it to be. We will make it a requirement that they sign off on the raw material storage in this building.

Dr. Bellantoni inquired to which people they would want a letter from. Mr. Ellison? Chief McKinnon?

Mr. Koch stated the Fire Department would need to look it over because they would be the ones who had to fight the fire.

Mr. Masar inquired if they could get letters from both the Fire Department and from the Fire Suppressant Engineer.

Mr. Koch stated that it needs to be clear where the raw storage is going to be not just the Industrial use aspect of this application.

Mr. Michael Pullen stated that the issue that Mr. Masar was trying to point out was with the map that was provided. It seems deceiving because you are saying one thing and the map that you provided shows something else entirely. With the way you explain it is that the raw materials will only be by the extraction equipment. But according to your map it shows that in the middle of the arena that that will also be raw material storage.

Dr. Bellantoni stated that she was sorry about the confusion. She did not mean to be deceiving.

Mr. Pullen stated that the image provided it deceiving from the stand point of you are saying one thing and this image shows something else.

Dr. Bellantoni stated what she was trying to do with this image is there was confusion what the areas would be used for. My intention was to mark things out to make it clear what their uses where. The site plan wasn't clearly showing that this building was now going to be a multi-use building now. It had been stated that the first floor was going to be Light Industrial, but that is not what was going to happen. Only one third (1/3) to one half (1/2) of the first floor would be used for that.

Mr. Fey stated that he wanted to know more about the raw material. Is the hemp grown by somebody else off site?

Mr. Peetz stated that he grew it on his ranch. He owns thirty thousand acres (30,000) acres out East and that's where it is grown. The hemp is grown on a couple hundred acres on the ranch. It is all overseen by the Department of Agriculture. The hemp is cut and hung to dry like any other plant.

Mr. Fey inquired to what the moisture content in the hemp was when it arrives at the permit site?

Mr. Peetz stated it was probably under 10%.

Mr. Fey inquired in what state the plant comes in. Is it just leaves? The stems?

Mr. Peetz stated that it is the entire plant when it comes to the permit site in sacks. Eventually the stems get sold off as well.

Mr. Masar inquire to where.

Mr. Peetz said it all gets sold. There is a lot of material that comes from these plants and it has many uses in many industries. The extraction business in Florence "Violets" does the same thing.

Mr. Keith Ore stated that it was true and there are many uses to this plant.

Mr. Peetz stated that hemp is even used in soap.

Mr. Ore stated that hemp was developed back in the forties and that Florence was one of the biggest hemp growers back then. The hemp was used in ropes and the oils were used for many things as well.

Mr. Peetz stated the reason he got into this business was for the medical applications. The oil that is processed out of these plants can help so many people.

Mr. Fey inquired to if the land was owned in the Eastern part of the State or the County?

Mr. Peetz stated it's in the county.

Mr. Peetz stated that how this business is run isn't anything big. There are only two people that run the equipment.

Mr. Ore inquired why Mr. Peetz had put the large fence up around the property.

Mr. Peetz stated that the fence was added when he was thinking about doing RV storage on the property.

Mr. Peetz stated that as it is it currently is costing him thousands a month to keep this property up for it not to be used for anything. I was trying to do something for the community. It is costing me money on a steady basis and nothing is coming in from it. I can't continue to do the same thing and keep getting bad results.

Mr. Masar inquire what was the occupancy of the restaurant.

Dr. Bellantoni stated that the water that was available was enough for up to two hundred (200) people.

Mr. Masar stated that my problem is that you want to put a restaurant in a building that is largely housing combustible material.

Dr. Bellantoni stated that was not the way it is intended. The restaurant is already there we are adding the Light Industrial use.

Mr. Masar inquired so what you are asking us to do is add combustible material below a restaurant and on the same property. Using the entire arena with two hundred (200) people upstairs.

Dr. Bellantoni stated that the restaurant hasn't been used in over ten (10) years. The other thing to consider is that the Resolution about this when it is created will state that when the restaurant has a tenant that it will have to meet all of the Building Code requirements to make it completely separate.

Mr. Pullen inquired what the hours of operation would look like for this business. Is it going to be something that is run four to five (4 – 5) hours a day five (5) days a week?

Dr. Bellantoni stated that it would be from seven (7) a.m. to six (6) p.m., during the fall and winter.

Mr. Fey inquired if it was a batch process.

Dr. Bellantoni stated it was.

Mr. Masar inquired what happened to the hemp after it was processed and the oil is extracted. Does it go to the dump or is it then considered hazardous material?



Dr. Bellantoni stated that all of the hemp can be repurposed into something else. There isn't a part of this plant that can't be reused after processing.

Mr. Masar inquired if the used hemp is going to be stored onsite.

Dr. Bellantoni stated that it is packed up into super sacks and taken off site and sold to another vendor. At the end of the processing season the building would be empty. The spent solvent will go to the distillers and the stems and other fibers go to another vendor.

Mr. Masar inquired if there was a smell from the hemp.

Mr. Peetz stated that there was a low odor. Like what you would smell from a marijuana plant but not as potent.

Mr. Masar stated that's what he was worried about was the odor effecting the surrounding neighbors.

Mr. Peetz stated that the neighbor to the east has never had any complaints. We aren't growing marijuana here. We are processing dried hemp.

Mr. Toni Gleforce stated that he lives in the Penrose area. I have a few questions about this. I went to the library and read the application. What is being extracted exactly from this? THC, oils? The solvents used to process the hemp is considered hazardous materials under Colorado Law. Mr. Peetz had stated he wanted to get into the production of marijuana oils. We already have a producer that does that here. On application item number eighteen (18) it talks about the duration of this business. It shows Life of the Use. It had said fifteen (15) years previously. Which one is it going to be? Is this going to be here forever or is it going to go away after fifteen (15) years? I have a question about the buffering. He has it listed as "No" but then below that it says requesting a buffering waiver. It is quoted in there several times about the Zone Change he already went through. Question twenty-two (22) talks about gravelly and not paving. Also talks about the lighting. Number twenty-six (26), he said yes he going to use the well that is on site. I knew the owners who had this before him with the restaurant and the arena the water was considered non-potable. That means it isn't fit for human consumption. But when you go back in the application he says he will be using the well for human consumption. He also has in his application that he won't be using the well with any additives or chemicals. But that well has a high sulfur content. That's an additive and it's also a chemical. When that gets mixed with having copper piping you get bad results, I would know I used to be a plumber. Also the access is marked "No", but the previous owner had to get an easement with the property owner to the South to allow access to the property. Since then I have noticed there are to other homes built in that general area. Does he have a permanent easement? The other questions I have are about the extraction. Are these oils going to be sold? Are the fibers going to be repurposed into fibers and other biomass? Under Colorado Law anything that is under marijuana products anything that isn't Used is considered hazardous waste.

Chairman Alsup stated that there is a difference between marijuana and hemp. They are not the same plant.

Mr. Gleforce stated that he understands that but anything that has a THC level is considered hazardous waste. My other question I when it's brought in it is already dried. Everyone around here knows what hay is, it is a combustible material. It does have a moisture content but it is dry making it a combustible material. Is this considered the same thing?

Chairman Alsup stated he appreciated the questions and feedback and they would try to get some of his questions answered.

Chairman Alsup called Mr. Hayden for comment.

Mr. Hayden stated he has worked in the hemp industry for a long time. He worked with the Department of Agriculture during the planting seasons of hemp. I got out of the business which I did in a five-hundred (500) square foot area. I did my hemp grow for seed. The Department wanted me to get it all done in a few days but I hand sorted mine so it wasn't going to work. I see this as a tremendous agricultural advantage from Fremont County. This is a small processing business. They wouldn't be able to process much, but the facility is big enough if they wanted to expand it would be great. I do realize it does takes alcohol to process hemp be it isopropyl or ethanol. With proper handling those materials will be rendered basically harmless. The upstairs is completely able to segregate off. I would recommend highly this use be approved. Fremont County needs more agricultural uses and businesses. You can grow alp alfa for so long, and you used to be able to grow fruit here. The alp alfa business is dwindling and it uses a tremendous amount of water. Hemp could support small farmers all over America. The plant grows itself and doesn't require a lot of water. It is a weed. Ask people in Nebraska, Iowa, and Kansas. You can burn it poison it and chop it down and it comes right back the next year. My second crop was a volunteer crop, it was worth forty-nine thousand (\$49,000) just for the seed. That market doesn't exist anymore. Low hanging fruit is what he is picking right now. Which is the exact right way to do. We also need to see fiber and paper production. If you take the pulp from the inside of the plant liquefy it and run it through a rayon machine you end up with a material that is finer than silk. The door panels of my Mercedes is reinforced with hemp. The entire Chinese army is clothes with hemp clothing. Their body armor is made with hemp because it is stronger than steel and doesn't need to be replaced every five (5) years like Kevlar. I don't any good argument against this use. The property is just sitting there basically vacant serving no purpose. This would be a really good use for this property.

Chairman Alsup called Tina Heffner for comment.

Ms. Tina Heffner stated she lives in the Penrose area. We were shown a picture earlier that was dated for January of this year. Was it your impression we were getting a picture of what was going to be. On the first floor and Light Industrial. Is that what you thought you were looking at?

Chairman Alsup stated that that's was what he thought they were looking at. I am not sure Ms. Heffner what you are getting at.

Ms. Heffner stated they were already in operation before that it was approved by any Board members. This wasn't even approved yet and they have many many bags in there. Most

people would wait till they have approval being installing the processor and having it stored there. The next point I would like to make that Dr. Bellantoni had stated twice in her opening statement that the event center hasn't ever been used as an event center and they had not completed all of their contingency items from the 2014 Zone Change, because it had not been used in over a decade. Most of us know it has been used as an event center and the restaurant was open for more than a year. Les Fredlove who was supposedly his running manager and partner he invested tens of thousands of dollars in this facility. My concern is if they never brought the water up to where it needed to be how did the event center run for more than a year? He said in his statement he had opened the event center which contradicts Dr. Bellantonis three (3) statements that it never functioned. He said he opened the event center for our community. I know for a fact that event center was booked all the way through 2017. The Penrose Park and Rec center had a three (3) day Colorado Expo planned for that facility. There were many equine and bull riding functions booked there all through 2017. When he put the fence up it was long before the story we got that he was going to turn it into an RV storage facility. We wanted to know why he needed a barbed wire fence. I want to remind you that in 2014 Zone Change the actual application had been changed by Mr. Peetz and Mr. Giordano that it was going to be used for marijuana processing. I just want to leave you with that.

Chairman Alsup called for comment Richard Hildebrand.

Mr. Richard Hildebrand stated he lived in the Penrose area. I have a question about Fire Safety. What Dr. Bellantoni described part of the extraction process. What is the process that the solvents are mixed in? Sometimes they are mixed in or mashed or blended. Then the solvent is evaporated off of the product. What was described was the solvent removal process. How do we know the vapors aren't flammable? I can't see them putting the solvent in those bags and then evaporating the product off of that. What is the first step?

Chairman Alsup called Dr. Bellantoni up for comment.

Dr. Bellantoni stated I don't know enough about the hemp process. I don't know what happens before. It does have to be mixed somehow before. Because when the hemp does go into the glass flask it has already been in the solvent. I do know the solvent comes in a five gallon bucket and it feeds back into another five gallon bucket. I do not know what the first step is. It is physically manipulated down and mixed with the solvent before it goes into the extractor.

Chairman Alsup stated that was going to be one of his questions because he felt like they didn't get enough information about the extraction process. It doesn't really show what happens and how anything is prepared for extraction.

Dr. Bellantoni stated it is put broken down and then poured back on top of another batch of crumpled hemp and put back into the extractor. The same amount of solvent is recycled many times before it is changed out for fresh solvent and the used solvent it sold off. They don't need a lot of solvent in this process.

Mr. Fey inquired was size was the batch, five (5) gallons?

Dr. Bellantoni stated that the globe in the extractor could hold ten (10) gallons. Keep in mind it is half full of the material.

Chairman Alsup inquired as to how much hemp goes in per batch roughly?

Mr. Peetz gives a hand measurement.

Chairman Alsup stated the problem he is having is all they are seeing is how it all arrives at the byproduct. But what I didn't see what the actual description of the extraction process. What is the product and what is the byproduct?

Dr. Bellantoni stated the product is the CBD oil.

Chairman Alsup stated that is what he had thought. The description that was provided only discussed the byproduct. Do you understand where the confusion came from?

Dr. Bellantoni stated that she understood where the confusion came from. The solvent is the byproduct and the product is the CBD oil. What I think you are asking me is what the step is before it goes into the extraction machine. I do not have an answer for that. It is crumbled up soaked in the ethanol.

Mr. Fey inquired was it soaked in open atmosphere.

Mr. Peetz stated it is in a bin that the lids screw down on.

Mr. Fey stated that could be part of what is causing confusion because there also isn't any pictures of that part that are in the application.

Dr. Bellantoni stated that she didn't even think to take pictures of that part. It is sitting across from the extractor.

Chairman Alsup stated that he felt like the application was just a little incompleteness is the whole description. I think you need to be more descriptive when it goes before the Board of County Commissioners.

Mr. Larry Brown inquired what happens when it come through that door to when it goes back out.

Dr. Bellantoni stated that it is in the super sacks, then it goes into the holding bins that soak the hemp in the solvent and is sealed. Then it goes into the evaporator.

Mr. Fey inquired how long the product has to soak for.

Mr. Peetz stated he didn't know.

Mr. Hayden stated that it has to soak until all the color comes out of the hemp.

Mr. Fey inquired if it would take a couple of days.

Mr. Hayden stated it all depends on how big the batch is that you are processing.

Chairman Alsup stated with all this new information discussed it helped them get a better idea of what the whole process looks like.

Dr. Bellantoni stated that she appreciates the questions and comments. I will get more information together for the BOCC. It will give more perspective on the storage and processing of materials.

Mr. Fey inquired if all the material that they saw in the pictures was being currently stored on site. How many pounds/bags are currently there?

Mr. Peetz stated there is probably roughly eight thousand pounds (8,000) of hemp there now.

Mr. Fey inquired that if this was the first year to grow and process would you think there is going to be more growth.

Mr. Peetz stated they did about forty (40) acres of hemp. We did have two other pastures of it but it got destroyed with the hail storm that came through in the summer.

Chairman Alsup inquired if it was a problem that this was already being stored there?

Mr. Koch stated that it wasn't a problem being stored there since it is an Agricultural product. It's allowed to be there as storage and what we are here to approve of is the processing of the hemp.

Chairman Alsup inquired to Dr. Bellantoni if there was anything else that was brought up during comments that she would like to address.

Dr. Bellantoni stated she would like to apologize to Ms. Heffner about the use of the restaurant. I should have said the restaurant hasn't been used since Mr. Peetz has owned it. I think most of the other comments and questions have already been addressed.

Chairman Alsup inquired as far as the water is concerned. Is the water being hauled in for the process?

Dr. Bellantoni stated that the well permits show a whole bunch of uses for the well. It does not include Industrial. The Industrial water for the water bath, is hauled in from Mr. Peetz ranch property that has Industrial Use on the well. His employee that hauls that in only has to do so once a week. All of the water uses are covered by his permits.

Mr. Fey inquired if the water bath was used for the cooling process and if it was separate from the hemp and ethanol. It never gets cross contaminated? You are allowed to just pour this into the septic tank?

Dr. Bellantoni stated that it is correct the water and ethanol never get cross contaminated. Since the water doesn't come into contact with anything else it can just be dumped down like any normal water. I have talked to the Environmental Health Officer about this as well. It is just water there aren't any additives added to it.

Mr. Fey stated that the sulfur that was brought up is already what is naturally occurring in the water it is not an additive.

Dr. Bellantoni stated that the water that goes through the water treatment system that is in the restaurant is its own thing. That it would only need to be revisited if the restaurant ever reopened.

Mr. Pullen inquired that once the final product is mixed what would it go into.

Mr. Peetz stated that it goes into mason jars.

Mr. Pullen inquired that if the bags that were used to bring the hemp in were used repeatedly.

Dr. Bellantoni stated that yes the bags are used numerous times.

Mr. Peetz stated that he would like to clarify somethings. He brought this to light. He had called Mr. Koch and talked to him about what he was going to do and wanted to do it all by regulations. Also as far and Ms. Heffner's comment about the water, I have had the water tested and I have the bills to prove it. The water is 100% potable.

Mr. Fey inquired about the easements that are behind the property.

Mr. Peetz stated that there are access easements that are already done and recorded.

Chairman Alsup stated \*after two men stared to approach the podium\* that they had each thirty seconds to talk and say what they needed to say.

Mr. Hildebrand stated that the Department of Agriculture allows for .03% THC in these plants and after that is extracted it is concentrated. My question is how you deal with that THC has to be removed from the CBD.

Mr. Hayden stated cannabis started their experiments with this plant in the 1920's with wheat farmers up in Canada. They were getting more an acre for hemp then what they were for wheat. My next question is would you be processing anybody else's hemp?

Mr. Peetz said yes he would be looking into expanding.

Chairman Alsup stated that he was ready for a motion from the Planning Commission.

**MOTION**

Mr. Masar moved to approve SRU 17-006 Crossroads with all Contingency Items with the addition to getting letters from the current Florence Fire Chief and from the Sprinkler System Engineer, grant all waiver requests.

**SECOND**

Mr. Ore seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (6 of 6)

Chairman Alsup inquired to Mr. Koch if there were any updates over some the past discussions at the last meeting.

Mr. Koch stated they were talking about Tiny Homes and RVs. There was a workshop the BOCC, Building Department, and the County Manager about it. They gave us direction on language they would like included on that. They would like to move away from the Tiny Home context and maybe allow for a smaller square footage home in some of the Zone Districts. What is being looked at is allowing a smaller footprint home in the Zone Districts that allow for single wide mobile homes.

Mr. Pullen stated this would be more of an in lieu of situation.

Mr. Koch stated that was what it was seeming like.

Chairman Alsup called up Mr. Johnson for comment.

Mr. Johnson stated that he would like to talk about the living situation with RVs. I spent the first twelve (12) years of my life living with my parents in a four (4) room shack with no electricity and no plumbing. One of my chores as a child was to collect the cobs from the pig pen. We would use them to make a fire and cook the stove in the winter. It was also to heat up water for a bath. The tub was galvanized and sat in front of the fire. I went first as a child and my dad went last being the working man. It was mighty cold in the winter. When I was twelve (12) we got enough money to make a down payment on a better home. We had a home with electricity and plumbing. So needless to say I spent a large amount of time in housing that would not meet what modern standards considered livable. I look back and I ask is there anything the County could have or should have done? Could they have improved the living situations for me and my family or my neighbors? The answer is no. There was nothing they could have done. We were not on welfare, we didn't use drugs, no child abuse. We were just poor. My dad was doing the very best he could to keep food on the table. My question to you would be that you reevaluate the RV situation. Whether it has wheels on it or not. It doesn't make a lot of difference. If they are without water and electricity it having wheels or not isn't the biggest problem they are having. I think the situation needs to be looked at carefully. You need to think if this is going to help their situation or not. Are you making them move or do something else is this really helping them? Is there something illegal going on? That's an entire different situation. Don't just discriminate against them because they are poor. It is not illegal to

discriminate against the poor but it is for skin color. I don't think it is right to discriminate because some people are poor. That's all I had to say.

Chairman Alsup thanked Mr. Johnson for coming in and speaking to the board.

Mr. Pullen inquired to Mr. Koch if there was going to be anything else brought before the Board for review.

Mr. Koch stated there would be.

Mr. Fey inquired to Mr. Koch if there would be anything on next month's meeting.

Mr. Koch stated no.

Chairman Alsup stated that if there needed to be a work shop done in the next few months over Tiny Homes that they would be willing to do so.

**ADJOURNMENT**

Chairman Alsup adjourned the meeting at 4:34 p.m.

	
CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION	DATE