

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

MEMBERS PRESENT

Byron Alsup (Chairman)
Gardner Fey
Michael Pullen
Mark Masar
Larry Brown
Dennis Wied

STAFF PRESENT

Matt Koch, Planning Director
Tanya Fleming, Planning Assistant

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

February 6, 2018 Planning Commission Meeting

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. REQUEST: CDP 18-001

Request approval of a **Commercial Development Plan, Department file #CDP 18-001 Penrose Auto Salvage** by Elizabeth Schlup, for the property which is *located on the south side of Colorado State Highway 120, approximately 1600 feet west of the intersection of Colorado State Highway 120 and "R" Street in Penrose.* The property has been used as an auto salvage yard for over 40 years. The purpose of this application is to bring the site into compliance with the current regulations and allow for the construction of a 5000 sq. ft. steel warehouse building.

Representative: Angela Bellantoni PhD/ Elizabeth Schlup

8. ADJOURNMENT

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 April 3, 2018 Fremont County Planning Commission Meeting Agenda.

MOTION

Mr. Gardner Fey moved to accept the April 3, 2018 Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Mark Masar seconded the motion.

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

4. APPROVAL OF THE FEBRUARY 6, 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. Chairman Alsup noted one change to be made on page 12. The name Mr. Larry Baker should be changed to Mr. Larry Brown.

MOTION

Mr. Michael Pullen moved to approve the January 2, 2018 Fremont County Planning Commission Meeting Minutes with the change suggested by Chairman Alsup.

SECOND

Mr. Larry Brown seconded the motion.

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

5. NEW BUSINESS

PUBLIC COMMENT:

Chairman Alsup called Mr. Gary Johnson to speak in regards to living in RV's. Mr. Johnson commented that 3 months ago we had discussed living in RV's for a semi-permanent living situation for people in Fremont County. Mr. Johnson went on to state that he had previously lived in Manhattan, Kansas and had some people who had lived in a tent while residing on a piece of property that he owned. He had addressed it with the city of Manhattan who had told him that he could not allow that. He addressed the city of Manhattan that it was better that he live out on a piece of property in the tent than to be homeless in the city and living on a bench in the city park and urinating on the rose bushes. He stated to the commission that there is a choice between bad and worse. He asked that we as a county not be to legalistic to enforce someone moving of their property and causing a larger issue.

9. REQUEST: CDP 18-001

Request approval of a **Commercial Development Plan, Department file #CDP 18-001 Penrose Auto Salvage** by Elizabeth Schlup, for the property which is *located on the south side of Colorado State Highway 120, approximately 1600 feet west of the intersection of Colorado State Highway 120 and "R" Street in Penrose.* The property has been used an auto salvage yard for over 40 years. The purpose of this application is to bring the site into compliance with the current regulations and allow for the construction of a 5000 sq. ft. steel warehouse building.

Representative: Angela Bellantoni PhD/ Elizabeth Schlup

Dr. Angela Bellantoni stated that she is here to represent the owners of Penrose Auto Salvage, Elizabeth and Nick Schlup. Dr. Bellantoni stated that because Mrs. Schlup has grown up in this business, is exciting and knowledgeable in this business. Dr. Bellantoni stated that we need more people like Mr. & Mrs. Schlup in our community.

Mrs. Schlup took the floor to state that the original salvage yard was started in 1940, with recorded improvements in 1983 and 1989. Mrs. Schlup's father, Terry Earl, purchased the business in 1996 when she was 17 years old. Mrs. Schlup's father ran the business until 2014 when she moved back to Fremont County from Denver and took over the business. Mrs. Schlup referred to exhibit 41.2. Mrs. Schlup referred to the entrance on Hwy 120, and the location of the current rollback. The current process is to send the driver out with the rollback, he carries one to two cars, and he brings them back, and parks them along the front. Mrs. Schlup then has one of her mechanics come up and check out the car(s), looking at parts to see what is good, then adding approximately 120 parts into her computerized inventory. Once that is completed the cars are moved down behind the shop, put on stands, and all of the fluids are drained, batteries are removed, catalytic converters are removed, Freon is removed and wheels and tires are taken off. Once that is completed the car is moved down to one of the rows where the inventory is stored. Currently the cars are up on stands and when a part is needed to be removed they have to send a mechanic out and they have to pull the part and it is brought up. Mrs. Schlup would like to start carrying newer inventory but she cannot currently. With the current process and set up she may have a car engine or transmission that is sitting drained of all fluids for up to 3 years before she can sell it and by then it may have gone bad. She stated that the plan is to build a new building that will allow her to bring the cars in remove the parts and put those parts inside a storage building, then the car will be taken out to the lot and sat directly onto the ground. All mechanical parts will be put on shelving inside the proposed building, the only parts that will need to be removed from the vehicle in the lot are some body and suspension parts, nothing will have to be lifted or moved to get to the parts, all mechanical parts will be stored safely and securely inside. Mrs. Schlup stated that she is very conscientious of how her fluids are taken care of. Everything is reused and/or recycled. Eventually the cars are essentially shredded. Through various processes there is almost zero waste in the auto salvage industry. Mrs. Schlup stated she is a nationwide/worldwide business. She works with other salvage yards and sells all over the world. She is a member of the board of Colorado auto recyclers and a membership to the ARA, Automotive Recyclers Association.

Chairman Alsup turned the floor over to Mr. Matt Koch for the Planning and Zoning review. Mr. Koch showed the pictures that were taken of the site. Mr. Koch stated that the property is zoned industrial and is approximately 10.5 acres and is serviced by all utilities necessary and located off of Colorado Hwy. 120. Mr. Koch stated there are some outstanding issues with the drainage and that Mrs. Schlup and Dr. Bellantoni are working with County Engineer Don Moore on those items. One of the items is a final access permit from CDOT, the county has heard from CDOT and they have stated that the entrances will be updated, adding asphalt aprons and adding a stop sign as part of that. There are also corrections that need to be made

to the scale on the final drawings. The applicants have requested waivers to the hard surfacing, landscaping and lighting and after review the county sees no issues with granting those waivers.

Chairman Alsup opened the floor to the commissioners for questions.

Mr. Fey asked how many cars they turn in a year. Mrs. Schlup replied approximately 200.

Mr. Wied commented that he sees this as a really slick plan. He also asked how many full time employees there area.

Mrs. Schlup replied that they have 6.

Mr. Wied stated that this could eliminate a lot of down time for the employees and Mrs. Schlup and that is great.

Chairman Alsup stated that he is sad to see that there are so few of these types of businesses, salvage yards, around anymore. He also stated it is a very economical way to repair a vehicle and we need more of them.

Mr. Fey stated that with being out in the country Mrs. Schlup doesn't have the complaints that some others do.

Chairman Alsup opened the floor to comments.

Dr. Bellantoni stated that the cradle to cradle recycling of the automobile is impressive. And that it is what we need to do to create less waste.

Chairman Alsup opened up to a motion to approve CDP 18-001 Penrose Auto Salvage.

MOTION

Mr. Mark Masar moved to approve CDP 18-001 Penrose Auto Salvage with the contingencies and the waiver requests.

SECOND

Mr. Pullen 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 that the Board of County Commissioners has asked the Planning and Zoning Department to look into either a separate tiny home zoning or to reduce the required square footage on our current regulations. The department is still working on that to see which way it will go.

Mr. Fey asked if we still get many calls about tiny homes. Mr. Koch responded that we still receive multiple calls a day on that.

Mr. Fey asked if people are able to do anything with tiny homes right now and how do we respond to those people.

Mr. Koch stated that the only place that currently allows tiny homes is a travel trailer park and campground. That they are still built and treated as an RV at this time.

Mr. Fey asked if that made people angry.
Mr. Koch responded yes.
Mr. Fey asked what the biggest hang up is.
Mr. Koch responded septic is a big one.
Mr. Fey asked if a septic system in Colorado has to be engineered.
Mr. Koch replied yes.
Mr. Fey then asked if they cost around \$10,000.
Mr. Koch responded it will just depend on what the use needs to be for what he cost is.
Mr. Fey commented that could be a really big hurdle for someone who wants to live in a tiny home.
Mr. Koch responded that yes it has been an issue. It can be done cheaper but you need to shop around and find those options.

Chairman Alsup asked what was coming up in May.

Mr. Koch responded that Twin Landfill was moving forward but there have been some violations holding that up. There will be an SRU for a dog kennel in May as well.

ADJOURNMENT

Chairman Alsup adjourned the meeting at 3:41 p.m.



CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

5-1-18

DATE