

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
APRIL 4, 2017 AT 3:00 P.M.**

**MEMBERS PRESENT**

Byron Alsup (Chairman)  
Michael Pullen  
Larry Brown  
Larry Baker  
Mark Masar  
Dennis Weid

**STAFF PRESENT**

Matt Koch, Planning Director  
Brenda Jackson, County Attorney  
Tanya Fleming, Planning Assistant

**MEMBERS ABSENT**

Gardner Fey

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

November 1, 2017 Planning Commission Meeting

**5. UNFINISHED BUSINESS**

Election of Officers

**6. NEW BUSINESS**

**REQUEST: CDP 17-001 Penrose Dollar General**

Request approval of a **Commercial Development Plan, Department file #CDP 17-001 Penrose Dollar General** by Vaquero Penrose Partners, LP, for the property which is *located on the north side of Colorado State Highway 115, approximately 1 mile north of the intersection of US Highway 50 and Colorado State Highway 115, in the Penrose area*. The property currently has a vacant restaurant structure, formerly Mr. C's that will be removed. The proposed access will come from Marilyn Drive on the North-East side of the property. All utilities are available with the exception of public sewer. The existing septic system will be utilized with some minor maintenance and repair.

**7. *REPRESENTATIVE:*** Vaquero Penrose Partners, LP – Devan Pharis

**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 April 4, 2017 Fremont County Planning Commission Meeting Agenda.

Chairman Alsup stated that the Election of Officers needed to be added to the start of the agenda.

**MOTION**

Mr. Larry Brown moved to accept the April 4, 2017 Fremont County Planning Commission Meeting agenda with the addition of the Election of Officers.

**SECOND**

Mr. Michael Pullen seconded the motion.

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

**4. APPROVAL OF THE NOVEMBER 1, 2016 PLANNING COMMISSION MEETING MINUTES**

Chairman Alsup asked if there were any changes, additions or corrections to the November 1, 2016 Fremont County Planning Commission Meeting Minutes. Minutes were dated wrong as November 1, 2017. Change to date for approval of minutes.

**MOTION**

Mr. Michael Pullen moved to approve the November 1, 2016 Fremont County Planning Commission Meeting Minutes with the change of date from November 1, 2017.

**SECOND**

Mr. Larry Brown seconded the motion.

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

**5. UNFINISHED BUSINESS**

**ELECTION OF OFFICERS**

**MOTION**

Mr. Brown motioned for re-election of Chairman Byron Alsup for Chairman.

**SECOND**

Mr. Larry Baker seconded the motion.

Chairman Alsup called for a roll call vote, which he abstained from, and the motion passed unanimously. (5 of 5)

**MOTION**

Chairman Alsup motioned for Mr. Baker to remain Vice Chairman

**SECOND**

Mr. Brown seconded the motion

Chairman Alsup called for a roll call vote, which Mr. Baker abstained from, and the motion passed unanimously. (5 of 5)

**MOTION**

Chairman Alsup motioned for Mr. Brown to remain secretary.

**SECOND**

Mr. Mark Masar seconded the motion.

Chairman Alsup called for a roll call vote, which Mr. Brown abstained from, and the motion passed unanimously. (5 of 5)

**6. NEW BUSINESS**

**REQUEST: CDP 17-001 Penrose Dollar General**

Request approval of a Commercial Development Plan, Department file #CDP 17-001 Penrose Dollar General by Vaquero Penrose Partners, LP, for the property which is located on the north side of Colorado State Highway 115, approximately 1 mile north of the intersection of US Highway 50 and Colorado State Highway 115, in the Penrose area. The property currently has a vacant restaurant structure, formerly Mr. C's that will be removed. The proposed access will come from Marilyn Drive on the North-East side of the property. All utilities are available with the exception of public sewer. The existing septic system will be utilized with some minor maintenance and repair.

REPRESENTATIVE: Vaquero Penrose Partners, LP – Griffin Bryant

Mr. Griffin Bryant stated that he was representing Vaquero Partners at this meeting due to the weather keeping others from attending.

Mr. Bryant stated that the property for this Commercial Development is located at 895 Marilyn Drive in Penrose, CO.

Mr. Bryant stated that they are planning to pave Marilyn Drive as well as adding a detention pond on the Southwest side of the building.

Mr. Bryant stated that everything else is straightforward and is covered in the current site plan, and asked if the board had any questions for him.

Mr. Matt Koch stated that the application was made and all attachments and exhibits were supplied unless noted in the contingency items.

Mr. Koch stated that this was reviewed by the County Engineer, Department of Transportation, and Department of Health.

Mr. Koch stated that the contingency items were stated to be:

First, compliance with requirements as stated in the letter from the Fremont County Engineer dated February 15, 2017. Most of those requirements dealt with the improvements to Marilyn Dr. which have been noted, as well as the requirements from CDOT. The Applicant has made application to CDOT for the access permit. That is a contingency item through the letter from Mr. Don Moore.

Second, compliance with requirements as stated from the Fremont County Department of Transportation.

Third, compliance with the requirements as stated from the Fremont County Department of Public Health and Environment dated February 8, 2017 and March 16, 2017. Those deal with the septic as well as the selling of food items within the facility after it is completed.

Fourth, completed fire protection form signed by the local fire authority. Compliance with any of those requirements by the local fire protection department. Mr. Koch stated that he believes that has been submitted and we are just waiting for a response from them.

Fifth, a completed quit claim deed, designating all drainage facilities, easements and designating the owner for all maintenance of the facilities.

Mr. Koch stated that this is the old Mr. C's restaurant property. Mr. Koch stated that Vaquero will be tearing down the old structure that is currently there, including all of the signage and it will all be removed from the site.

Mr. Koch stated that the site is approximately 2.6 acres and the Dollar General project will be built on approximately one acre towards the front of the property. In the preliminary discussions with Vaquero/Dollar General they had talked about subdividing the lot, it is not part of the proposal at this point but may happen in the future.

Mr. Koch stated the adjacent properties to the North and to the West are zoned residential and the sites to East and to the South are zoned business so it fits in with the use for the general area.

Mr. Koch stated it will have all utilities except septic, they will be using the original septic that was there from Mr. C's. They will be tying into that and installing a new septic tank.

Mr. Koch stated the drainage facility is located towards the bottom of the property and will be draining into the right of way to the adjacent street and to the CDOT right of way. That will be one of the items that CDOT will need to approve acceptance of that drainage.

Mr. Koch stated they are not requesting any waivers and have supplied all the requirements for this development.

Mr. Koch opened the floor for questions at this time.

Mr. Dennis Weid inquired that Mr. Koch had stated that the property was 2.6 acres and the paperwork showed it at 4.4 acres.  
It was noted by Chairman Alsup that there was a discrepancy on the original and that it was updated to the correct size of 2.6 acres.

Mr. Pullen inquired how many parking spaces there would be.  
Mr. Bryant stated that there would be 30.

Mr. Brown inquired about the area to the West that had been mentioned earlier as possibly being subdivided in the future.  
Mr. Bryant stated that it will depend on how this development progresses and at this time they are unsure of what will be done with the remaining property in the future.  
Mr. Koch stated that it will fit the regulations if they do decide to subdivide in the future.

Mr. Koch noted that in regards to the parking area that Vaquero is proposing a paved parking area, which means all of that area will be hard surfaced, including sidewalks.

Mr. Masar inquired about any planned access from Broadway.  
Mr. Bryant replied that there is none at this time that he is aware of.

Mr. Koch stated that there have been no comments received from any of the neighboring or adjoining properties.

Mr Baker inquired as to the completion date for this project.  
Mr. Bryant replied that they do not have a set date, it could be a range of 3-6 months from approval. They are hoping to have it completed before any serious snowfall.

Chairman Alsup inquired if there were any more questions or comments from the Board.  
Hearing none, he call for a motion.

**MOTION**

Mr. Weid moved to approval of CDP 17-002 Dollar General as presented with the contingencies.

**SECOND**

Mr. Baker seconded the motion.

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

**ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:20 p.m.

  
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CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

2 MAY 2017  
DATE