

**FREMONT COUNTY  
PLANNING COMMISSION MEETING MINUTES  
May 5, 2020 AT 3:00 P.M.**

**MEMBERS PRESENT**

Byron Alsup (Chairman)  
Mark Masar  
Larry Brown  
Michael Pullen  
Larry Baker  
John Hamrick  
Gardner Fey

**STAFF PRESENT**

Sean Garrett, Planning Director  
Danielle Adamic, Code Enforcement

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

March 3, 2020 Planning Commission Meeting

**5. UNFINISHED BUSINESS**

None

**6. NEW BUSINESS**

**A. Request: MS 20-002 Brokn Acres**

Requesting approval of a Minor Subdivision, Department file # MS 20-002 Brokn Acres Minor Subdivision. The site is located off of Mackenzie Ave and Highland Ave in Canon City CO. The parcel is currently Zoned Agricultural Suburban and consists of 5.45 Acres. The subdivision will consist of three lots: Lot 1: 4.468 acres, Lots 2 & 3: .333 acres.

Representative: Angela Bellantoni

**B. Request: MS 20-003 Harmon**

Requesting approval of a Minor Subdivision, Department file # MS 20-003 Harmon Minor Subdivision. The site is located at the intersection of 6<sup>th</sup> Street & M. Street in Penrose CO. The parcel is currently Zoned Agricultural Rural and consists of 9.42 Acres. The subdivision will consist of two lots, lot one being 4.715 acres & lot 2 being 4.709 acres

Representative: Andrew Harmon

**C. SRU 20-002 Reynolds Annex II**

Requesting approval of a Special Review Use, Department file # SRU 20-002 Reynolds Annex II. The proposal is for a multiuse commercial building. The site is located on Maple Lane (off Dozier Ave) and is located in the Business Zone District.

Representative: Roger Reynolds

7. **ADJOURNMENT**

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1. **CALL TO ORDER**

Chairman Byron Alsup called the meeting to order at 3:04 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 May 5, 2020 Fremont County Planning Commission Agenda.

**MOTION**

Mr. John Hamrick motioned to accept the May 5, 2020 Fremont County Planning Commission Meeting agenda.

**SECOND**

Gardner Fey seconded the motion.

Chairman Alsup called for a roll call vote, and the motion passed unanimously. (7 of 7)

4. **APPROVAL OF THE MARCH 3, 2020 PLANNING COMMISSION MEETING MINUTES**

Chairman Alsup asked if there were any changes, additions or corrections to the March 3, 2020 Fremont County Planning Commission Meeting Minutes.

**MOTION**

Mr. Larry Brown motioned for approval of the March 3, 2020 minutes.

**SECOND**

Mr. Byron Alsup seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously. (7 of 7)

5. **UNFINISHED BUSINESS**

6. **NEW BUSINESS**

**A. MS 20-002 Brokn Acres Subdivision**

Chairman Alsup called Angela Bellantoni to present the project.

Angela Bellantoni stated she was representing Mr. & Mrs. Foster for the project and gave a brief description of the project. She stated that the applicants currently live west of Canon City and recently purchased the property. Their plan is to create three parcels, the two on the southside would be sold for development to help recover costs to get them moved into town.

Director Garret read the Department review. He stated that there is one (1) contingency which is a few minor changes to the plat.

Chairman Alsup asked if there were any questions about the project.

Mr. Masar stated that he had on question, the project was referred to as Fosters in one spot and Bkon Acres in another, how should it be referred to?

Director Garrett stated that the original name of the application was Foster subdivisions but one already existed. It was changed to Brokn Acres and should be referred to as that.

Chairman Alsup asked if there were any other questions or comments and stated it is pretty straight forward.

Discussion about Russian Olive being a weed occurred and Chairman Alsup stated he would entertain a motion.

**MOTION**

Mr. Masar motioned to approve MS 20-002 Brokn Acres Subdivision with the contingencies as stated.

**SECOND**

Mr. Hamrick seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously (7 of 7)

**B. MS 20-003 Harmon Subdivision**

Chairman Alsup moved to the next order of business and asked for the applicant to state his name.

Andrew Harmon stated his name, that he was representing the project, and gave an overview of the project. The property was being split and that he and his family would be building on the newly created lot. He also stated that his folks would remain in the house that is currently on the property.

Director Garret read the Department review and that there are no contingency items. He stated that the existing house on lot one is nonconforming due to the placement and that a non-conformance has been submitted and would be approved with the application.

Chairman Alsup stated that both Ag Suburban and Ag Rural were stated int the review and which one is correct.

Director Garrett stated that Ag. Rural is correct.

Mr. Pullen asked are you going to remove all of those trees on the lot or try to save them all?

Mr. Harmon stated they planned on saving them but some may have to be removed and that they get to deal with the Russian Olive Weed as well.

Mr. Masar asked if they were going to have to extend the water main along Sixth Street to the property.

Mr. Harmon stated that they would have to extend it for service.

Mr. Pullen referred to the County Engineer comments regarding the seventy-two (72) hour drain basin.

Director Garrett stated that the calculations have been submitted and taken care of.

Chairman Alsup asked if there were any other questions or comments and that he was open to a motion.

### **MOTION**

Chairman Alsup motioned to approve MS 20-003 Harmon Subdivision.

### **SECOND**

Mr. Fey seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously (7 of 7)

### **C. SRU 20-002 Reynolds Annex II**

Chairman Alsup called Mr. Reynolds to present the project.

Mr. Reynolds stated that he is representing his brother Roger Reynolds on the project and provided a brief description about the project. Mr. Reynolds stated that a new building will be built on a lot that was created twenty years ago.

Director Garrett read the staff review, which includes three contingencies: A revised Drainage Plan, corrections to the Site Plan, and an approved FCDOT access permit. There is also one waiver request which is landscaping of the parking area.

Mr. Masar asked why they were seeing the project; as it is a business going into the Business Zone District.

Director Garrett stated that per the Fremont County Zoning Resolution that vacant properties in the Business Zone district require that a Commercial Development Plan or Special Review Use be submitted and approved depending upon the use. He also stated that one of the proposed uses is a carpenter shop which is an SRU in the Business Zone District. Due to that and the multi-use of the building it was presented as an SRU.

Chairman Alsup asked Mr. Reynolds if they were ok with the contingencies.

Mr. Reynolds stated that they were and that he is in touch with the engineer and waiting to hear back and that the other ones were minor.

Director Garrett restated what the contingencies were.

Discussion about the companies being locked in occurred.

Mr. Pullen asked about the parking and if it would be sufficient.

Director Garrett stated that the parking requirements are met and that there is at least one additional space. As the nature of an HVAC contractor is to go to the shop for a short period of time and then be gone for the day, so that space is not utilized for that use all day. Any slight changes in occupants parking should be sufficient.

Chairman Alsup asked Mr. Reynolds if they were ok with the Fire Dept. comments and requests.

Mr. Reynolds stated that they were.

Chairman Alsup asked about the comments and impact fees as he has not seen ones similar before.

Director Garrett stated that in most cases those comments and impact fees are given during the building permit review but in this case the plans were reviewed and comments given. In most cases the Fire Protection Plan form has their comments.

Mr. Masar asked about the approval requirements and if they were necessary.

Discussion regarding them occurred.

Chairman Alsup asked if there was any further questions or discussion and asked for a motion.

### **MOTION**

Mr. Fey motioned to approve SRU 20-002 Reynolds Annex II with the contingencies and waiver request.

**SECOND**

Mr. Pullen seconded the motion.

Chairman Alsup called for a roll call vote and the motion passed unanimously (7 of 7)

Brief discussion occurred about the next meeting, the use of the Chromebooks and training for them.

7. **ADJOURNMENT**

Chairman Alsup adjourned the meeting at 3:25 p.m.

*Byron Alsup*

CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION

*2 June 2020*

DATE