

**FREMONT COUNTY
PLANNING COMMISSION MEETING MINUTES
September 15, 2026, AT 3:00 P.M.**

MEMBERS PRESENT

Travis Payne
Dale McCullough
Rudl Mergelman
John Carper

STAFF PRESENT

Dan Victoria, Planning Director
Joanne Kohl, Office Manager
Danielle Adamic, Senior Planning Coordinator

1. CALL TO ORDER

Vice Chairman Payne called the meeting to order at 2:59 pm.

2. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited.

3. APPROVAL OF THE SEPTEMBER 15, 2026, PLANNING COMMISSION AGENDA

Vice Chairman Payne asked if there were any changes, additions or corrections to the September 15, 2026, Fremont County Planning Commission Agenda.

MOTION

Mr. Carper motioned to accept the September 15, 2026, Fremont County Planning Commission Meeting agenda.

SECOND

Mr. Mergelman second the motion.

Vice Chairman Payne called for a roll call vote, and the motion passed unanimously. (4 of 4)

4. APPROVAL OF THE JULY 7, 2026, PLANNING COMMISSION MEETING MINUTES

Vice Chairman Payne asked if there were any changes, additions or corrections to the July 7, 2026, Fremont County Planning Commission Meeting Minutes.

MOTION

Mr. Mergelman motioned for approval of the April 7, 2026, minutes.

SECOND

Mr. McCullough second the motion.

Vice Chairman Payne called for a roll call vote, and the motion passed unanimously. (4 of 4)

5. NEW BUSINESS:

(1.) CDP 26-001 Yoder Homes LLC

Vice Chairman Payne asks the Representative, Angela Bellantoni to present the project.

Dr. Angela Bellantoni states that the applicant, Mr. Yoder purchased the undeveloped parcel at 235 7th avenue in Penrose on October 9th, 2025, it is located just south of the Penrose Water District offices, the other three sides are low density residential properties. The proposed Commercial Development business is for an RV roof repair business that will be operated by a husband-and-wife team. They will do business hours as needed, 8-5pm, Monday-Friday. All work will occur inside the 50x80 metal building. There are three oversized garage doors in the front, RV's will pull in from 7th Avenue. The NW corner will be for any RV overflow if needed. Property will be a 6 ft. chain linked fence as required. There is a septic tank in the NE corner and a detention pond in the SW corner.

Vice Chairman Payne asks Director Victoria for the staff report.

Director Victoria states the applicant is requesting approval of a **Commercial Development Plan, Department file #CDP 26-001 Yoder Homes, LLC** by Stanley Yoder, for the property which is located at 235 7th Avenue in Penrose. Legally described as Lot 2B, Tony's 2nd Lot Line Adjustment and Interior Lot Line Vacation, County of Fremont, State of Colorado.

The proposed development is a business that maintains and repairs RV roofs inside a 4,000 square foot building. The operating hours will be 8:00 a.m. to 5 p.m. Monday through Friday. The repair shop will be a 50'x80' metal building on a concrete slab with three 10 ft garage doors, and one pedestrian door on the south side. The shop will be operated by a husband-and-wife team or two employees with up to two clients per day at the site for pickup and delivery of RV's. The RV's will be driven into the bay with a pickup truck or self-propelled vehicles. No coating materials will be required, nor hazardous materials will be onsite.

The lot will be fenced with slatted chain link fencing with the exception of the parking area and shop access on 7th avenue. The fence will be 40" in height within 50' from the corner of 7th Avenue and Elm Street. The remaining perimeter fencing will be six feet in height. They will also fence in the 40'x50' detention pond to prohibit any drive traffic on it.

Current zone: Business
Northerly: Business
Easterly: Low Density Residence
Westerly: Low Density Residence
Southerly: Low Density Residence

Total Acreage: .41 Deed: X FCZR citing: 4.09 Allowed Use: Automobile Repair Shop

Utilities:

Water: Penrose Water District Sanitary Sewer: OWTS

Electric: Black Hills Energy Gas: N/A Phone: N/A Irrigation ditches: N/A

Trash: Apex Twin-Enviro

FEMA Flood Hazard Areas: NO

Roadway Access: 7th Avenue

FCDOT review:

- Driveway access permit is required for any/each access that will be taken from the county roadway.
- Natural drainage/bar ditches along the county-maintained roadways cannot be altered or filled in.
- Nothing can be placed in the county right-of-way.

Traffic Count: 18

Number of Access Points: 1

Mineral Interest: N/A

Parking plan: 3 Standard spaces, 1 ADA space, an additional 45'x58' RV storage space.

Lighting plan: 7 Solar security lights

Buffering and Landscaping: Waiver Requested

Fire District: Florence Fire Protection

Stormwater Drainage Plan: Yes County Engineer review: Waiting on the revised response

Agency Concerns:

None

Submittal Requirements:

All requirements have been submitted unless otherwise noted as a Contingency item.

Waiver Requests:

1. Landscaping Plan

Department Recommendations:

The department has reviewed the application and found it to be complete and a true representation of the request as stated herein. The department finds that all requirements per the Fremont County Zoning and Development regulations were satisfied by this application. The Department recommends **APPROVAL** with the following:

Approved Waivers

1. Landscaping Plan

Recommended Contingency items:

1. Submit an approved driveway access permit.
2. Follow all County Engineer recommendations (if any).

Recommended Conditions:

1. Natural drainage/bar ditches along the county-maintained roadways cannot be altered or filled in. Nothing can be placed in the county right-of-way.

Vice Chairman Payne asks the Board if they have any questions for the applicant.

Mr. Mergelman asks since they will be fixing roofs, will they have a pre-wash and will the septic tank handle that?

Mr. Yoder states that any of the washing will be done before it is brought in and they will not do any washing there. There are no floor drains there for that.

Vice Chairman Payne asks that on page 14, FCDOT's reply, they stated one of the other conditions they had was to have a traffic impact analysis to determine impact fees if any. Are they waiting on FCDOT to do their analysis to determine any fees?

Senior Planning Coordinator Adamic stated it was a revised letter in there and there were not any issues with it.

Director Victoria states he will send a follow-up email to the Fremont County Engineer and get an updated report.

Vice Chairman Payne states well done and it's nice to hear a good application and he appreciates taking the time to do a good job. He states he is open to motion.

MOTION

Mr. Carper Motioned to Approve CDP 26-001 Yoder Homes LLC with staff recommendations.

SECOND

Mr. Mergelman second the motion.

Vice Chairman Payne called for a roll call vote, and the motion passed unanimously. (4 of 4)

6. ADJOURNMENT

Vice Chairman Payne adjourned the meeting at 3:15 p.m.



CHAIRMAN, FREMONT COUNTY PLANNING COMMISSION 10-6-2026
DATE