

Planning Commission Meeting
March 15^h, 2011

I. CALL TO ORDER

Chairman Dwight Freeman called the meeting to order at 1:30pm; other members present were Pam Bricker, Vern McCallister, Leonard Brown, Grover Hathorn and Rose Vanderpool, Secretary.

Members absent: Gary Seger

Others Present: Keith Helmstetler, Cheryl Santi, Terri Hance, Scott Sobel, Tom Wolter and Jim Kuehn.

II. Acceptance of Agenda: Pam Bricker moves to accept the agenda as submitted; Vern McCallister seconds; motion carried unanimously.

III. Accept Minutes: A motion to approve the January 15th, 2011 minutes; Vern McCallister notes an error on second page (aw instead of has) correction noted, with no other changes Pam Bricker moves to approve the minutes as corrected; Vern McCallister seconds motion; motion carried unanimously.

IV. Introduction of new Board Members: Chairman Freeman introduced newly elected officials Grover Hathorn and Leonard Brown to the Planning Board.

V. NEW BUSINESS:

First Item: Conour Animal Shelter Board Member Cheryl Santi and Keith Helmstetler were present to request an amendment of the Conditional Use Application that was approved on July 7th, 2010; Mr. Helmstetler submitted a conceptual master plan which outlined the details of existing structures and what is shown in red as the crematory. Mr. Helmstetler and Ms. Santi explained that due to lack of funding the original plan is on hold. The shelter needs a revenue generating non- noise facility and request to amend the phasing to allow a crematorium as phase 1. The original approval was for a new enclosed dog shelter. The crematorium will sit back behind the current shelter so that we can eliminate the need to run utilities any further that we have to so that we can keep cost down. The facility will be 12 x 36 single-story and include pet owner lobby area. It will be a metal sided building in keep with the same architectural style of existing structures this will also include a landscape courtyard area. This is a non-noise generating facility. The crematorium in Buena Vista brings in roughly \$30,000.00 a year in profit; this will enable us to continue with our long term plan as approved in providing a quality self sufficient shelter. Ray Skeff donated \$40,000.00 for the crematory and through donations the landscaping will done. The cremation of animals is a 6-hour process, if there is more than one animal they are placed in separate like containment so you get your animal. The bones do not disintegrate, so the bones have to be pulverized after cremation. The Board asked if the animals

are bled out. They are not. The Buena Vista facility can cremate up to 200 pounds at a time, if the pet owner wishes to keep the ashes the animal will be separated. The animals are frozen if the pet owner doesn't want the ashes. The fee to cremate is under a \$100.00 for a dog and you will be able to purchase urns and other items at an additional cost. The facility does not produce odors outside of the facility, but does generate a noticeable odor within the facility, but it isn't an extreme odor. (as described to me from an employee at the Buena Vista Facility), that is why it needs to a separate building. Chairman Freeman entertains a motion to allow the crematory as Phase 1 of the original plan. Vern McCallister moves to accept the amendment; Pam Bricker seconds motion; motion carried unanimously.

Second item: A Conditional Use Application for a residence within a commercial structure, submitted by Phil and Peggy Varos El Dorado Dr, South Fork, CO 81154; Fr of the SE¹/₄SE¹/₄ of Section 29, T, 40N; R 4E. Mr. Varos explained that he has no plans to reside at this location permanently; he has his home in Center, but on late lights working the nursery/greenhouse he would like to be able to stay there. There are no real issues with this request other than a residential is not allowed in a commercial zone; setbacks can be met, the building will resemble the Mike Smith Realty Office near Willow Park so it will not aesthetically be detrimental to the area. Grover Hathorn is the closest and was notified as a property owner within 1500 feet to this site and has no problem with the request. Pam Bricker moves to allow the request; Grover Hathorn seconds; motion carried unanimously.

I apprised the Board of the meeting held at Alvin Mullett's residence on Monday the 14th, 2011. The Board of County Commissioners and myself attended to discuss ways to accommodate home based businesses that are more broad than allowed under a home occupation and don't fall in the category of a conditional use without a zone change. Signage, size of building, and commercial appearance were also discussed. The Planning Commission moved to schedule a work session with the Board of County Commissioners' for April 12th, 2011 at 1:30pm and then follow with public input at set dates and times in various areas if needed. The Planning Commission feels that maybe amending the conditional use regulations for a broader scope of allowable uses rather than creating a whole other set of regulations. Keep it simple.

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VI. Old Business:

VII. Adjournment: Meeting adjourned at 3:15pm.

Next meeting: April 12th, 2011

Secretary

Chairman