

Planning Commission Minutes
For February 21, 2017

Wesley O'Rourke

Members Present: Chairman Dwight Freeman, Mike Mitchell , Wesley O'Rourke and Ken VanIwarden, and Dixie Diltz - Secretary.

Members Absent with notification: Vice -Chairman Leonard Brown, and Grover Hathorn
Absent without notification:

Others Present: Delbert & Marlene Dueck

Chairman Dwight Freeman called the meeting to order at 1:35pm.

Mike Mitchell made a motion to accept the Agenda with the addition of the approval of the minutes of the June 21, 2016 meeting; Ken VanIwarden seconded, motion carried unanimously.

Mike Mitchell made a motion to approve the minutes of the June 21, 2016 meeting; Wesley O'Rourke seconded, motion carried unanimously.

Mike Mitchell made a motion to approve the minutes of the January 17, 2017 meeting with correction of the word address changed to addressed; Wesley O'Rourke seconded, motion carried unanimously.

First Item of Business: Conditional Use Application for a Welding and Fabrication Shop presented by Mr. Delbert and Mrs. Marlene Dueck, and proposed to be located at 10782 N County Road 2W, Center, CO 81125. Chairman Freeman verified that the applicants' residence is also located on the parcel. The applicants own 7.41 acers on the c corner of a alfalfa circle zoned agricultural estate. Accesses to the applicants' property off of County Road 2 West as well as the alfalfa circle off of County Road 11 North, are clarified.

Dwight Freeman asks for verification of setbacks. Dixie Diltz verifies that the building to be use was built in 2006 with building permit and inspections done by the building inspector. Taxes are paid current and there are no outstanding permits. All land surrounding the Dueck's property is agricultural land.

Mr. Dueck explains that he does not expect much increase in traffic, possibly a few vehicles to bring supplies or pick up products but it would be minimal. He also explained what type of services he provides, repair welding of machinery and equipment, with fabrication of some parts

if needed. He does do some plasma cutting of signs and metal art projects but the basis of his business is the welding. He states that he, his son and wife operate the business. Ken VanIwaarden asked about signage allowed. Dixie Diltz explains that if the conditional use is approved one (1) on premise sign will be allowed.

Ken VanIwaarden discusses the possibility of expansion of the business and the size of the lot. He asked Mr. Dueck about oil disposal; Mr. Dueck says he runs it through his boiler. Mike Mitchell questions the need for restrooms. It is discussed that due to their being no “employees” and the size and nature of the business, that restrooms would not be a requirement.

It is explained that a conditional use is not attached to the land, if Mr. Dueck should wish to sell the business any new owners would need to apply with the County for their own conditional use.

Dwight Freeman asks how large of projects would be fabricated at the location. Mr. Dueck says that they do work on harvesters and large equipment but that they do not fabricate anything that large.

Ken VanIwaarden complimented the Dueck’s on the appearance of the property currently, saying it was well organized and clean.

The difference between retail sales versus service oriented business is discussed.

Ken VanIwaarden makes a motion to recommend approval of the application for a workshop and small custom industry as presented. Mike Mitchell seconds motion. Motion passes 4 aye to 0 nays.

With no further business meeting adjourned at 2:05pm.

Respectfully submitted,
Dixie Diltz
Secretary of the Board