

FREMONT COUNTY PLANNING COMMISSION MEETING AGENDA

OCTOBER 1, 2013 AT 4:00 P.M.

FREMONT COUNTY ADMINISTRATION BUILDING

COUNTY COMMISSIONERS MEETING ROOM, LOWER LEVEL

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**

4. **APPROVAL OF MINUTES**

- a. August 6, 2013 Planning Commission Meeting

5. **UNFINISHED BUSINESS**

NONE

6. **NEW BUSINESS**

a. **REQUEST: SRU 13-004 AT&T CELL TOWER - TEXAS CREEK**

Request approval of a **Special Review Use Permit**, Department file #SRU 13-004 **AT&T Cell Tower - Texas Creek**, by **New Cingular Wireless PCS, LLC, dba AT&T Mobility**, for property which is owned by **Michael & Denise Tezak**, to allow for the installation of a 40 foot monopole tower, which will contain twelve antennas, one microwave antenna, and an eight foot lightning rod on top of the tower, an equipment shelter, a LP tank, a LP generator, a meter rack and a long ice bridge, on a 50' x 50' lease area which will be fenced with a 6' high chain link fence. Access to the site will be via a twelve (12) foot easement from US Highway 50. The *property is generally located on the southeast side of U.S. Highway 50, approximately 2 miles west of Colorado State Highway 69, in the Texas Creek Area.* The tower and associated items will be located within a fifty (50) foot by fifty (50) foot, two-thousand-five-hundred (2,500) square foot lease area inside a 33.93 acre parcel. The property is located in the Agricultural Forestry Zone District. This site was previously issued a permit to house a communication tower and accessory items through approval of SRU 09-006; however, the permit was allowed to expire without construction.

**REPRESENTATIVE:** Justin Hadley, Wireless Development Specialist

b. **REQUEST: ZC 13-002 McDERMOTT ZONE CHANGE**

Request approval of a **Zone Change from the Agricultural Suburban Zone District to the Low Density Residence Zone District**, Department file #ZC 13-002 **McDermott Zone Change**, by **John & Gail McDermott**, for their property which is *located on the west side of (715) Pisgah Lane, approximately 270 feet north of Park Avenue, in the Lincoln Park Area.* The proposal is to allow for the subdivision of the property into three lots which would result in two additional residential lots. The property presently houses a single family dwelling and a shed and contains 2.187 acres.

**REPRESENTATIVE:** Matt Koch, Cornerstone Land Surveying

c. **REQUEST: CDP 13-001 PIKES PEAK MOTOR COMPANY COMMERCIAL DEVELOPMENT PLAN – (Automobile Graveyard)**

Request approval of a **Commercial Development Plan, Department file #CDP 13-001 Pikes Peak Motor Company (Automobile Graveyard – storage of up to 2000 cars) to allow an automobile graveyard which includes the storing, dismantling, buying and selling of parts with the focus on classic cars; however, all types cars will be parted and crushed, with some cars being restored and then placed in a showroom for sale, by Michael DeVriendt, for his property which is located on the north side of US Highway 50, approximately 1.4 miles west of the intersection of US Highway 50 and Colorado State Highway 115, west of the Town of Penrose.** The property contains a 100 ft. by 200 ft. metal building which will be used for storage and display. A 30 ft. by 40 ft. office is proposed. The property is zoned Industrial and Agricultural Forestry and will contain 35.02 upon recording of a deed. The Agricultural Forestry portion which is less than 25% of the entire property will revert to the Industrial Zone District in accordance with Section 2.4.3 of the Zoning Resolution, which states that: *When a boundary lot line is adjusted, the zone district that exists for the property receiving the additional property shall prevail, provided that the parcel gaining the area does not increase the total by more than twenty-five percent (25%).*

**REPRESENTATIVE:** Matt Koch, Cornerstone Land Surveying, LLC.

d. **REQUEST: AMENDMENT TO FREMONT COUNTY SUBDIVISION REGULATIONS**

Request approval of a proposed **amendment to the Minor Subdivision Section of the Fremont County Subdivision Regulations.**

**REPRESENTATIVE:** Department of Planning & Zoning

7. **ADJOURNMENT**

8. **MASTER PLAN WORKSHOP**

Continue with review of the Master Plan (*if time allows*)