

TELLER COUNTY PLANNING COMMISSION

AUGUST 13, 2019 – 7:00 p.m.
WOODLAND PARK CITY COUNCIL CHAMBERS
220 W. SOUTH AVENUE

MEETING MINUTES

I. Call to Order and Roll Call:

Mr. Haase, Chairman of the Planning Commission, called the meeting of August 13, 2019 to order at 7:00p.m. and the roll call follows:

Roll Call Vote:

Absent	Mr. Paul Thies (regular member)
Yes	Mr. Jeff Smith (regular member)
Absent	Mr. Val Carr (regular member)
Yes	Mr. Dennis Luttrell (regular member)
Absent	Ms. Wendy Dillenschneider (regular member)
Yes	Ms. Elizabeth Nijkamp (Vice-Chair)
Yes	Mr. Michael Haase (Chairman)

Also Attending:

Mr. Dan Williams, Planning Director
Ms. Lynda Morgan, CDSD Director
Mr. Paul Hurcomb, County Attorney
Ms. Camille Krochta, Recording Secretary

II. Review and Approve Minutes:

Mr. Smith moved to approve the minutes of June 11, 2019. Mr. Haase seconded.

Roll Call Vote:

Yes	Mr. Jeff Smith
Abstain	Mr. Dennis Luttrell
Abstain	Ms. Elizabeth Nijkamp
Yes	Mr. Michael Haase

Mr. Haase deferred considering approval of the June 11, 2019 minutes until the next Planning Commission meeting.

III. Conditional Use Permit Request for Kennel

Consider a request by Barbara Neiswander of Doggie Kamp with Cats on the Side for a Conditional Use Permit for a Kennel on property located on a tract of land in Tranquil Acres 2 (20-12-69) Zoned R1-M, 148 Juniper Rd. Woodland Park CO 80863

Mr. Williams presented the staff report, recommended approval with conditions and answered questions from the Planning Commission.

Ms. Neiswander gave a presentation on the kennel's operation and shared pictures with the Planning Commission of her kennel facility.

Ms. Neiswander responded to various questions by members of the Planning Commission regarding workers, licensing requirements, and removal of animal waste.

Mr. Haase opened the matter for public comment.

Public Comment: In Favor

Catherine Seal, a longtime client spoke in support of approving the requested conditional use permit.

Lisa Dunston Higgs, Ms. Neiswander's neighbor, spoke in support of approving the requested conditional use permit, stating there has been no impact from the kennel operations to her or her property.

Pam Thompson, a 30 year plus friend of Ms. Neiswander, spoke as a character witness.

Linda Aanestad, a Teller County realtor, spoke in favor of approving the requested conditional use permit.

Lee Taylor, a client of 14 plus years, spoke in support of approving the requested conditional use permit.

Sys Inman, a 12 plus year client spoke in support of approving the requested conditional use permit.

Dave Tanis, a longtime client, spoke in support of approving the requested conditional use permit.

Betty McArthur spoke in support of approving the requested conditional use permit.

Keith Sheldon spoke in support of approving the requested conditional use permit.

Stephanie Tanis spoke in support of approving the requested conditional use permit.

Public Comment Against: None

Mr. Haase closed public comment.

Mr. Williams read the proposed motion that the Teller County Planning Commission **APPROVE WITH CONDITIONS** the request by Barbara J. Neiswander (Property Owner and Applicant) for a Conditional Use Permit for a Kennel (Doggie Kamp with Cats on the Side, LLC) for 20 or less animals (dogs and cats), incorporating staff's findings as contained in the Staff Report dated July 25, 2019.

Mr. Smith moved to accept the motion as read. Ms. Nijkamp seconded.

Roll Call Vote:

Yes Mr. Jeff Smith
Yes Mr. Dennis Luttrell
Yes Ms. Elizabeth Nijkamp
Yes Mr. Michael Haase

The motion carried.

IV. Other Items: Staff reported on the vacation of lot lines as listed in the agenda.

V. Notice of Board of Adjustment decisions. Mr. Williams notified the Planning Commission of the decisions by the Board of Adjustment at its June 19, 2019 meeting to approve with conditions the setback variance requests by Gregory and Elizabeth Kelley to vary the 50-foot A-1 zone setback requirements and by Teller County (Sheriff's Building) to vary the 50-foot A-1 zone setback requirements.

VI. Adjourn: There being no further business, Mr. Haase adjourned the meeting at 8:21 p.m.