

MORGAN COUNTY BOARD OF ADJUSTMENTS AND APPEALS
January 16, 2024 MINUTES

The Morgan County Board of Adjustments met on Monday, January 17, 2024 at 5:30 p.m. in the Assembly Room of the Morgan County Administration Building. The meeting was called to order by Chairman Allyn Wind.

Board of Adjustment Members Chairman Allyn Wind, Charles Ruyle, Jason Enfante, and Julie Padilla attended in person. Paula Keefe was absent. Also present were Nicole Hay, Planning Administrator, Cheryl Brindisi, Administrative Assistant, and Jenafer Santos, Planning Technician. Morgan County IT Administrator, Karol Kopetzky was present via Zoom.

It is noted that this Board of Adjustments meeting for January 16, 2024, was held in person with an option to attend remotely through the Zoom platform.

APPROVAL OF MINUTES: December 18, 2023

It was moved by **Charles Ruyle** and seconded by **Julie Padilla** to approve the December 18, 2023 minutes as presented. Motion passes 3-0 to approve the minutes with Jason Enfante abstaining.

APPROVAL OF AGENDA:

It was moved by **Charles Ruyle** and seconded by **Jason Enfante** to approve the agenda. Motion passes 4-0.

NEW BUSINESS: ELECTING 2024 CHAIR AND VICE CHAIR POSITIONS FOR 2024

It was moved by **Charles Ruyle** and seconded by **Jason Enfante** to elect Allyn Wind as Chair for 2024. Motion passes 4-0.

It was moved by **Jason Enfante** and seconded by **Julie Padilla** to elect Charles Ruyle as vice chair for 2024. Motion passes 4-0.

APPROVAL OF RESOLUTION 2024 BOA 01:

Planning Director, Nicole Hay read her file summary as follows:

OWNERS: Dennis and Curt Bostron

APPLICANT: Dennis Bostron

On December 18, 2023, the Board of Adjustment held a public hearing on an application from Dennis Bostron for a variance to the minimum lot size and side setback to subdivide off the existing residence from the farm. The applicant is requesting the minimum area of the lot to be reduced from 1 acre to 0.73 acres and also to reduce the side setback from 25 feet to 6.5 feet as shown in Table 1 of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations regarding minimum lot size and side setback in the Agricultural zone district.

The property is described as parcel of land in the N½ SE¼ of Section 12, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado. The property is also known as 16497 Co Rd 24, Fort Morgan, CO 80701.

The Board of Adjustments approved this application and Resolution 2024 BOA 01 reflects the outcome of the hearing.

Nicole Hay
Morgan County Planning Administrator

BOARD DISCUSSION:

Charles Ruyle motioned to approve Resolution 2024 BOA 01, a resolution that approves the variance to the minimum area of the lot to be reduced from 1 acre to 0.73 acres and also to reduce the side setback from 25 feet to 6.5 feet as shown in Table 1 of Appendix B, Zone District Bulk Requirements of the Morgan County Zoning Regulations regarding minimum lot size and side setback in the Agricultural zone district for a parcel located in the N½ SE¼ of Section 12, Township 3 North, Range 57 West of the 6th P.M., Morgan County, Colorado, addressed as 16497 Co Rd 24, Fort Morgan, CO 80701.

Jason Enfante seconded the motion. Motion passes 4-0.

ADJOURN:

It was moved by **Jason Enfante** and seconded by **Julie Padilla** to adjourn the meeting.

Motion passes 4-0. Meeting adjourned at 5:38 P.M.

Respectfully Submitted,

Jenifer Santos

Planning and Zoning Technician