

**MORGAN COUNTY PLANNING COMMISSION
APRIL 11, 2022 MINUTES**

The Morgan County Planning Commission met on Monday, April 11, 2022, at 7:00 p.m. in the Assembly Room of the Morgan County Administration Building. The meeting was called to order by Chairman Nathan Troudt.

Mike Erker, Robert Pennington, Allyn Wind, Mike Bailey, Clayton Miller and Nathan Troudt were present. Pete Mercer, Erik Morhlang and Dave Musgrave were absent. Nicole Hay, Planning Director, Charlotte Bolduc and Cheryl Brindisi, Planning Technicians were present.

It is noted that this Planning Commission meeting for April 11, 2022 was held in person with an option to attend remotely through the Zoom platform.

APPROVAL OF AGENDA:

It was moved by Robert Pennington and seconded by Mike Bailey to approve the agenda as presented. Motion carried 6-0.

APPROVAL OF MINUTES: February 14, 2022.

It was moved by Mike Erker and seconded by Allyn Wind to approve the February 14, 2022 minutes as presented. Motion carried 6-0.

Chairman Nathan Troudt read the hearing process for tonight's meeting.

OLD BUSINESS:

No old business.

NEW BUSINESS:

APPLICANT and LANDOWNER: Jeff Schneider - 7/S Land & Cattle Company, LLC.

This application is a 3-lot Minor Subdivision of 32.05 acres located in the SE ¼ of Section 24 and in the NE ¼ of Section 25, Township 4 North, Range 58 West of the 6th P.M, Morgan County, Colorado. Also known as 17545 Co Rd V and 19961 Co Rd 18, Fort Morgan, Colorado 80701.

There are currently two single-family residences on Lots 2 and 3. Lot 1 is to be developed. The properties are zoned Rural Residential.

The applicants are requesting approval of the minor subdivision to create three new lots. Lot 1 – 3.0 acres, Lot 2 – 24.97 acres and Lot 3 – 4.08 acres.

Section 8-195 of the Morgan County Subdivision Regulations requires review of the listed criteria and

compliance to be determined prior to approval of the proposed subdivision.

In reviewing an application for a minor subdivision the Planning Commission and the Board of County Commissioners shall apply the following criteria as listed from Section 8-195 of the Morgan County Subdivision Regulations:

- (A) Whether the application documents are complete and present a clear picture of how the subdivision is to be laid out including all infrastructure, easements, and access.
The application documents are complete:
- 1) Northeast Colorado Health Department has issued a permit for installation of new septic system on proposed Lot 1. There is a previously permitted onsite wastewater treatment system on Lots 2 and 3.
 - 2) Deposit for Lot 1 for new Morgan County Quality Water tap have been paid. Full payment of the taps is required prior to recording the plat, if approved. Lots 2 and 3 have Morgan County Quality Water.
 - 3) Lot 3 will access from County Road 18 and lot 2 will access from County Road V. Road and Bridge has no objection to the continued use of the existing driveways that provides access. Lot 1, Road and Bridge has approved one new driveway and will access from County Rd V.
 - 4) Property is located in the Fort Morgan Fire District.
 - 5) Soil map was provided by the Natural Resources Conservation Service.
 - 6) Animal units will be per zoning requirements subject to review by the Morgan County Extension Service.
 - 7) Right to Farm notices were signed by both property owners and provided with the application.
 - 8) Lots 2 and 3 are developed as single family residences. Proposed lot 1 developed as single family residence.
- (B) Whether the proposed subdivision is consistent with the Morgan County Comprehensive Plan. The subdivision is located in the north central planning area.
Chapter 2, Plan Summary
Goal: Section 2.C.1 - To encourage development where proposed development is compatible with existing land uses and access to public infrastructure is established
- (C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.
This subdivision is located in the Agricultural Production District and buffering is not required, uses are compatible.

All appropriate notice requirements have been completed.

Jeff Schneider of 7/S Land & Cattle CO LLC was present. Bob Elrick was also present and represented Jeff Schneider. Bob Elrick commented that 7/S Land & Cattle CO LLC is requesting

to do a 3 Lot Minor Subdivision for family to occupy each Parcel.

DISCUSSION:

It was asked by Nathan Troudt if there was any further discussion at this time. Clayton Miller asked if structures will be on all parcels and Bob Elrick responded that there are currently 2 residences on 2 lots. There is a proposed residence for lot 1.

PUBLIC COMMENT OPEN:

Those speaking in favor: Nobody was present or on Zoom platform

Those in opposition: Nobody was on the Zoom platform or present.

PUBLIC COMMENT CLOSED:

MOTION:

It was moved by Mike Bailey and seconded by Clayton Miller to recommend approval without conditions, to the Board of County Commissioners.

Motion carried 6 in favor and 0 opposed. 1 member was absent. Motion passed to be heard by the Board of County Commissioners on April 26, 2022.

AMENDMENT TO ZONING REGULATIONS:

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

Description of Amendments:

1. Proof of ownership consisting of a title commitment issued within the previous six (6) months.

DISCUSSION:

It was asked by Robert Pennington if there were other major changes besides what was discussed. Nicole replied that we removed miscellaneous regulations that didn't apply anymore.

PUBLIC COMMENT OPEN:

Those speaking in favor: Nobody was present or on Zoom platform

Those in opposition: Nobody was on the Zoom platform or present.

PUBLIC COMMENT CLOSED:

MOTION:

It was moved by Mike Bailey and seconded by Clayton Miller to recommend approval without conditions, to the Board of County Commissioners.

Motion carried 6 in favor and 0 opposed. With 1 member absent. Motion passed to be heard by the Board of County Commissioners on April 26, 2022.

ADJOURN:

Meeting was adjourned by Nathan Troudt.

Respectfully Submitted,
Cheryl Brindisi, Planning Technician