

**MORGAN COUNTY PLANNING COMMISSION**  
**November 12, 2024**

The Morgan County Planning Commission met on Tuesday, November 12, 2024, at 6:00 P.M. in the Assembly Room of the Morgan County Administration Building. The meeting was called to order by Chairman Nathan Troudt.

Chairman, Nathan Troudt, Vice Chairman, Erik Mohrlang, Dave Musgrave and Allyn Wind were present. Robert Pennington, Rob Chilson and Pete Mercer were absent. Nicole Hay, Planning Director, Cheryl Brindisi, Planning and Zoning Administrative Assistant and Jenafer Santos, Planning and Zoning Technician attended. Karol Kopetzky, IT Specialist attended via Zoom.

**APPROVAL OF AGENDA:**

It was moved by **Allyn Wind** and seconded by **Erik Mohrlang** to approve the Agenda as presented. Motion passed 4-0.

**MINUTES FROM THE OCTOBER 15, 2024 MEETING WILL BE VOTED ON AT THE NEXT PLANNING COMMISSION HEARING DUE TO LACK OF A QUORUM OF ELIGIBLE VOTING MEMBERS.**

**OLD BUSINESS:** Covelli Conditional Use application continued from September 9, 2024.

**NEW BUSINESS:** Becker Special Use application.

**PROCEDURAL:** Chairman Nathan Troudt read the hearing process for the meeting.

**Planning Director, Nicole Hay**, noted that Allyn Wind listened to the audio from the September 9, 2024 Covelli Conditional Use application hearing on Friday, November 8, 2024. Nicole read the file summary as follows:

**APPLICANT and LANDOWNER: Reed Covelli and Kelly Covelli**

A Planning Commission hearing was held on September 9, 2024, where the Commissioners heard from the Applicant and the public. The public hearing was continued until October 21, 2024 in order for Mr. Covelli to supply a detailed drainage plan and revised site plan. The October 21, 2024 Planning Commission hearing was cancelled and rescheduled to November 12, 2024 to give Mr. Covelli more time to prepare the information requested by Planning Commission.

A revised site plan has been added to the packet. A drainage plan was not submitted.

Nicole explained the reasoning that staff did not require a drainage plan with the original application submittal from Mr. Covelli. Nicole explained that she spoke with the County's Engineering Consultant, Matt Harris, regarding this project and he agreed with her assessment. This project was not foreseen to cause significant drainage pattern changes. The impact was expected to primarily affect only the property that it was on.

The evaluation of the conditional use permit criteria and staff-recommended condition have not been amended from the September 9<sup>th</sup> hearing. They are provided below for your reference.

In reviewing this application, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a conditional use permit in Section 2-425 of the Morgan County zoning regulations have been met. Those criteria are as follows:

Section 2-425 Conditional Use Permit Criteria:

- A. The application documents are complete and present a clear picture of how the use is to be arranged on the site.
- B. The site plan conforms to the design standards of these Regulations.  
*The requirement of a site plan was waived by the Planning Administrator. The site plan provided included sufficient information for the proposed use.*
- C. There are no off-site impacts imposed by the conditional use proposed that require additional infrastructure (utilities, drainage, and roads) or upgrades by the County of special districts.  
*There is access to public infrastructure. There is an existing access to the property from State Highway 144.*
- D. The use proposed is compatible with the surrounding uses and adequately buffered as necessary.  
*All adjacent properties are in the Agricultural Production District. To the northeast across the Weldon Valley Ditch is a large parcel with a single family residence, Tomky Fish Farms, and Trace Tire shop. To the southeast there are minor subdivisions with larger parcels used as single family home sites, and pasture ground to the south and west. Buffer is created by the road and/or distance.*

The following conditions are recommended if the conditional use permit is granted:

1. A copy of Colorado Department of Transportation's determination letter after the traffic count has been supplied.

Nicole Hay,  
Morgan County Planning Administrator

**APPLICANT and LANDOWNER: Reed Covelli** explained that his decision for not completing a drainage plan backs up what Nicole said previously. He mentioned that he did not have a discussion with Nicole about this. Reed stated that he has done research on water runoff for his property and his conclusions indicated that a drainage plan is outrageous. He feels that the advisory board is not a regulatory board and therefore he had no desire to complete the drainage plan. He noted that the Planning Commission has no authority to approve or deny the application and does not feel that it is necessary to pay the \$5,000-\$8,000 on a drainage plan. He is wanting a decision from the Planning Commission board and will accept the final decision of the Board of County Commissioners.

**PLANNING COMMISSION DISCUSSION:**

**Dave Musgrave** asked Reed where his actual residential address is.

**Reed Covelli** stated that it is at the site that this project is proposed to take place. He uses his business address sometimes for mailings.

**PUBLIC COMMENT OPEN IN FAVOR:** None

**PUBLIC COMMENT OPEN AGAINST:**

**Sabrina Tomky**, 12190 Co Rd X.5, Weldona, CO, states that she is against this application as it will affect the viewshed. She mentioned that Reed Covelli has talked about moving and will leave this facility behind for the neighbors to live with and view for the remainder of the time that it exists. She made a map of the neighboring landowners who had signed in opposition. (The MCPZ office was not given this map as an exhibit to the hearing).

**Julie Castor**, 25450 Co Rd 10, Weldona, CO, owns property to the west and north of the Covelli's. Her concerns are the change in viewshed, negatively impacted property values, water drainage issues, potential fires and heavier traffic. She would like to see an engineered drainage plan completed and also fencing around the facility. She is concerned that it would be a Commercial use in an Ag zone. Julie would like to see proposed businesses like this have a more detailed and laid out plan. She feels that this is not a well thought out plan.

**PUBLIC COMMENT CLOSED**

**PLANNING COMMISSION DISCUSSION:**

**Reed Covelli** addressed the questions and concerns from public comments. He stated that he does not see anywhere in the application where he has to comply with his neighbor's rules and regulations. He stated that he has provided a complete package and submitted it to the County. He feels that the comments that were provided are irrelevant to his application. Reed states that he would like to do with his property what he feels is beneficial to him and would like to have his application considered. Reed noted that he provided evidence at the last hearing to the Planning Commission that the complaint that they had of it being a high rate of traffic incidents in the area was falsified at the last hearing. He noted that he pulled the State Patrol report and provided it at the last hearing.

**Nathan Troutt** asked if Reed had any objections about putting up a privacy fence or landscaping around the perimeter of the property?

**Reed Covelli** noted that his parcel of land is 20+ acres and is far from the road. He doesn't see how the County should have any input as far as landscaping. It will not be right next door to the public's view. He feels the security fencing is an added cost that only protects the consumer. If there was an issue he would maybe address it then. He reiterated that he has storage on a parcel along Highway 144, located by Log Lane, and has had a minimal incident and that particular storage location is not fenced in. He doesn't understand why there are concerns of a security risk raised when this proposed location is 600 to 800 feet off of the road. Reed feels that the fence would accumulate weeds and stop weeds from blowing through. He stated that a fence is an unnecessary cost when he is only trying to provide a service to the County residents, that the County is partially responsible for in a roundabout way, with all of these homeowner's associations that require them to move their units out at certain times of the year, yet there is no available space for a lot of these people to take their units to. He feels that he is being priced out of this project by people who want to make things difficult for him. Reed gave examples of other storage facilities that do not have security fencing. He is unsure why this requirement would be imposed upon him when it hasn't been imposed upon others in the past.

**Erik Mohrlang** mentioned that we don't require fencing from others but at the same time, we do require drainage plans from others. We asked, as a board, for a drainage plan and were not presented with one.

**Reed Covelli** responded that the County Attorney stated that a drainage plan was discretionary to advise that. Reed noted that the Planning Commission is an advisory board and not a regulatory board. Reed stated that he is asking for an advisory decision and not a regulatory decision from the Planning Commission no matter what that decision is.

**Dave Musgrave** stated that he feels that they should send it on to the Commissioners without an approval stating that the Planning Commission cannot make a recommendation on the proposed project until a drainage plan is supplied along with a surveyed site plan.

**Allyn Wind** stated that the site needs to be surveyed.

**Reed Covelli** wanted to know why Allyn felt this project needed a survey?

**Erik Morhlang** stated for future reference and enforcement.

It was moved by **Dave Musgrave** to recommend approval of this application to the Board of County Commissioners with the conditions of requiring a site drainage plan and a survey.

**This motion was not seconded.**

**Motion dies.**

It was moved by **Erik Morhlang** to deny this application due to the lack of information requested.

**Allyn Wind** seconded the motion.

Motion passed 3-1. Dave Musgrave voted no.

This application will move on to the Board of County Commissioners meeting on Tuesday, December 10, 2024 at 9:00 A.M.

**Planning Director, Nicole Hay**, read the file summary as follows:

**APPLICANT and LANDOWNER: Jon and Christal Becker**

This application is for a Special Use Permit to allow for future development of a storage facility to include enclosed units and covered RV/boat parking. The permitted area is Lot 2, Paige Estates Minor Subdivision in a part of the NE¼ of Section 13, Township 3 North, Range 58 West of the 6<sup>th</sup> P.M., Morgan County, Colorado.

This request is to allow several individual storage units and covered RV/boat storage. The property is zoned Agriculture Production and is in the Fort Morgan Fire District. The proposed project will be built in phases based on the demand of the community.

Commercial storage facilities are not a designated use by right, conditional use, or special use under the Morgan County Zoning Regulations in the applicable district and therefore, require a special use permit pursuant to Sec. 2-435.

In reviewing this application, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a Use by Special Review in Section 2-455 of the Morgan County Zoning Regulations has been met.

Section 2-455 Special Use Permit Criteria:

- A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. Specifically:

*The property is located in the south central planning area as defined by the Morgan County Comprehensive Plan. A County wide goal is to encourage development where it is in proximity to the activity centers.*

*The property is across the road from the City of Fort Morgan municipal boundary. With the increase of future development in Fort Morgan, this proposed project will offer much needed storage for existing and new residents in the area.*

- B. All the application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.
- C. The site plan conforms to the district design standards of these Regulations.
- D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.  
*There is access to public infrastructure. A drainage plan will be required as a part of the building permit.*
- E. The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.  
*There is only one residence located adjacent to the east of this property. Other adjacent uses include farm ground to the south. The municipal boundary of the City of Fort Morgan is across Co Rd Q to the north.*
- F. The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is the strictest.  
*The proposed special use will not increase the risk to public health, safety or welfare.*
- G. The special use proposed is not planned to be developed on a non-conforming parcel.  
*The proposed special use would be located in a lot of an approved minor subdivision.*
- H. The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.
- I. For any special use requiring a supply of water for human consumption that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity, quality, and reliability. For any special use which does not require a supply of water for human consumption, an adequate source of water for the proposed use in terms of quantity and reliability must be obtained prior to commencement of the use.  
*The proposed special use does not require water.*

The following conditions are recommended if the special use permit is granted:

- 2. A drainage plan will be submitted prior to issuance of any building permit.

Nicole Hay,  
Morgan County Planning Administrator

**APPLICANT Kyle Denardo, KD Consulting**, 33073, Hillside Court, Elizabeth, CO, presented this application to the Planning Commission. He stated that they do accept the conditions of approval at this time.

**PLANNING COMMISSION DISCUSSION:**

**Allyn Wind** asked if the east side of the survey was near Co Rd 18 or another piece of property?

**Kyle Denardo** explained that there was another parcel to the east of this proposed site. It is Lot 1 of the Paige Estates Minor Subdivision also owned by Jon and Christal Becker. Lot 1 is where their residence is located. To the east of Lot 1 would be County Road 18.

**PUBLIC COMMENT OPEN IN FAVOR OR AGAINST:** None

**PUBLIC COMMENT CLOSED:**

**Allyn Wind** moved to approve the application as presented.

**Dave Musgrave** seconded the motion.

Motion passed 4-0.

This application will move on to the Board of County Commissioners hearing on Wednesday, December 10, 2024 at 9:00 A.M.

**Dave Musgrave** motioned to adjourn the meeting.

**Erik Morhlang** seconded that motion.

Motion passed 4-0.

Meeting was adjourned at 6:42 P.M.

Respectfully Submitted,

*Cheryl Brindisi*

Planning and Zoning Administrative Assistant