

**MORGAN COUNTY PLANNING COMMISSION**  
**February 27<sup>th</sup>, 2024**

The Morgan County Planning Commission met on Tuesday, February 27<sup>th</sup>, 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, Robert Pennington, Erik Mohrlang, Rob Chilson and Dave Musgrave were present. Pete Mercer attended via zoom. Nicole Hay, Planning Director, Cheryl Brindisi, Planning and Zoning Administrative Assistant and Jenafer Santos, Planning and Zoning Technician, and Kathryn Sellars, Morgan County Attorney also attended. Karol Kopetzky, IT Specialist attended via Zoom.

**APPROVAL OF AGENDA:**

It was moved by **Dave Musgrave** and seconded by **Robert Pennington** to approve the Agenda as presented. Motion passed 5-0.

**APPROVAL OF MINUTES:**

It was moved by **Erik Mohrlang** to approve the Minutes from the February 12<sup>th</sup>, 2024 Planning Commission meeting. **Dave Musgrave** seconded. Motion passed 5-0.

**PROCEDURAL:** Chairman **Nathan Troudt** read the hearing process for tonight's meeting. At this time, **Pete Mercer** joined the Zoom Meeting.

**NEW BUSINESS: Johnson Minor Subdivision**

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

**APPLICANT: Ryan and Jamia Johnson**  
**LANDOWNER: Cheri Johnson**

This application is for a 2-lot Minor Subdivision of 40.73 acres located in the S<sup>1</sup>/<sub>2</sub>NW<sup>1</sup>/<sub>4</sub> and in the NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 28, Township 4 North, Range 58 West of the 6<sup>th</sup> P.M., Morgan County, Colorado. Also known as 14285 Highway 144, Fort Morgan, CO 80701. The property is zoned agricultural production.

Lot 1 will be 16.06 acres and Lot 2 will be 24.67 acres. Lot 1 has an existing residence and Lot 2 is currently vacant.

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 letter regarding onsite wastewater treatment systems on Lots 1 and 2.
- 2) One Morgan County Quality Water tap exists for Lot 1 and one tap has been purchased for Lot 2.
- 3) Both lots will be accessed from one permitted driveway off of State Highway 144.
- 4) Property is located in the Morgan Fire District.
- 5) Soil map was provided by the Natural Resources Conservation Service.
- 6) The applicant notified the mineral rights owners.
- 7) Right to Farm notices were signed by the property owner and provided with the application.

(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.

Lot 1 has an existing residence and Lot 2 is currently vacant with proposed development of a single family home. Other larger parcels used as single family home sites are in the area. There is access to State Highway 144, Morgan County Quality Water, and Morgan County Rural Electric services.

(C) Whether the proposed subdivision is compatible with surrounding land uses and is adequately buffered as needed.

All properties adjoining this proposed subdivision north of State Highway 144 are in the Agricultural Production District and consists of pasture and farm ground. The properties on the south side of State Highway 144 are zoned Estate Residential where there are several residences. Buffer is created by the road and/or distance.

All appropriate notice requirements have been completed.

Nicole Hay  
Morgan County Planning Administrator

**APPLICANT:**

**Ryan & Jamia Johnson** presented this application to the Planning Commission.

**PLANNING COMMISSION DISCUSSION:**

**Nathan Troutt** asked if they had any intentions of selling this property?

**Ryan Johnson** answered the plan is to build there for themselves. They have no desire to sell this property.

**Dave Musgrave** asked if they will be up high enough if the Bijou ever runs?

**Ryan Johnson** explained they are not within the FEMA floodplain. In past floods, it never has been able to come up that high.

**Rob Chilson** asked if they spoke to CDOT about their first entrance idea?

**Ryan Johnson** said he didn't, and that the shared driveway would be the easiest moving forward.

**Robert Pennington** asked if it was only the access off of the highway that would be the only portion shared? Then the driveways would split off to each parcel?

**Ryan Johnson** stated their driveway permit allowed for 100 feet of shared access, but they plan on not using the full 100 feet.

**PUBLIC COMMENT OPEN FOR AND OPPOSED: None.**

**PUBLIC COMMENT CLOSED**

**PLANNING COMMISSION DISCUSSION:**

It was moved by **Erik Mohrlang** and seconded by **Dave Musgrave** to approve the Agenda as presented. Motion passed 6-0.

This application will move forward to the Board of County Commissioners on March 5<sup>th</sup>, 2024.

**Rob Chilson** motioned to adjourn the public hearing portion of the meeting. **Dave Musgrave** seconded that motion.

Motion passed 6-0. Public Hearing portion of the meeting adjourned at 6:15 P.M.

It is noted for the record by **Kathryn Sellars** that there was a Planning Commission work session that was public, but not recorded that followed the public hearing.

Respectfully Submitted,

*Jenafer Santos*

Planning and Zoning Planning Technician