

# **GUNNISON COUNTY PLANNING COMMISSION**

**AGENDA: Thursday June 6, 2024**

**221 N. Wisconsin, Suite D Gunnison CO, 81230**

**In person or on Zoom**

*Disclaimer: agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the estimate time.*

**8:45 a.m.**

- Call to order; determine quorum.
- Approval of Minutes from the , 2024, Planning Commission meeting
- Unscheduled Citizens: A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.

**9:00 a.m.**

**Public Hearing: LUC-23-00027 | Minor Impact | GVS LLC Solar Array**

The Applicant, GVS LLC, represented by Taylor Henderson, proposes an approximately 1.605 Megawatt (MW) solar array located within an area of approximately 3.75 acres on a 71-acre parcel of land owned by the Town of Crested Butte, at 26575 State Highway 135, Crested Butte, CO, commonly known as Avalanche Park. Pursuant to LUR Section 6-102:J. NEW COMMERCIAL, INDUSTRIAL 10,000 SQ. FT., OR FIVE ACRES OR LESS.

**10:15 a.m.**

**Work Session: LUC-23-00053 | Minor Impact | Klinowski New Commercial**

The Applicant, Martin Klinowski, proposes a new commercial use for a duplex commercial building at 1775 Highway 135, Gunnison CO. The proposal includes an addition to existing structure for Professional Contractors, Inc. and a new adjacent commercial unit for Rocky Mountain Veterinarian Services. The total proposed commercial square footage is 5,805.04 sq. ft.

**Work Session: LUC-24-00011 | Minor Impact | Hartman Castle New Commercial**

**11:00 a.m.**

The Applicant, Hartman Preservation Corporation, proposes a new commercial use and restoration of the historic Hartman Castle and grounds. The project site will contain mixed uses with the Castle and grounds used for weddings, events, community gatherings and educational purposes. The Castle will be available year-round and the grounds will be used seasonally. The project is located at 277 CR 50, Gunnison CO.

**12:00 p.m.**

**Adjourn**

Note: The meeting will stop on or by 12 noon to accommodate an afternoon meeting.

**Adjourn**

**Please click the link below to join the webinar:**

<https://us06web.zoom.us/j/86337231015>

Or One tap mobile :

+17207072699,,86337231015# US (Denver)

+17193594580,,86337231015# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 720 707 2699 US (Denver)

+1 719 359 4580 US

Webinar ID: 863 3723 1015

International numbers available: <https://us06web.zoom.us/u/kemkCGVOBo>

**NOTE:** Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.