

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: January 9, 2025

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 posted time.

- 8:45 a.m.**
- Call to order; determine quorum.
 - Approval of Minutes from the December 19, 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.
 - Miscellaneous/Staff Reminders/Announcements
- 9:00 a.m.** **Continued Joint Public Hearing: LUC-24-00021 Major Impact | Sketch Plan | Harmels on the Taylor Expansion of Commercial Use** Harmels on the Taylor requests an expansion of commercial use to allow for lodging units, RV sites, employee housing, and storage units at 6748 County Road 742, Almont; Parcel No. 3433-000-00-026.
- 10:00 a.m.** **Work Session: LUC-24-00057 | Minor Impact | Ohio City Mother Lode**
The Applicant is proposing a remodel to The Mother Load store and bar in Ohio City. The proposed remodel would create three long term rental units and one short term rental unit. All commercial aspects of the property will be abandoned, and the historical store and bar area will be remodeled into residential use.
- 10:30 a.m.** **Work Session: LUC-24-00053 | Minor Impact | Dunbar Family Partnership**
A subdivision of 111.505 acres south of Gunnison, into a 102.6 acre and a 7.31 acre parcel.

Adjourn

Packet Materials are available online: [Planning Commission Meeting Packets](#)

Or by visiting <https://gunnisoncounty.org/197/Planning-Commission> and selecting "View Most Recent Meeting Packet"

Use this link to join the Webinar on Zoom: <https://gunnisoncounty-org.zoom.us/j/86337231015>

Phone one-tap:

+17193594580,,86337231015# US

+14086380968,,86337231015# US (San Jose)

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.