

Divide Planning Committee

February 19, 2015

Minutes

The meeting of the Divide Planning Committee (DPC), held at the Teller County Public Works facility in the break room at 308 Weaverville Rd. for February 19, 2015 was called to order by Committee Chair Jim Irving at 7 PM. A quorum of committee members was not present. Jim reported that Brandy, Dee Dee, Zug and Allen will not be attending; but all have indicated they are in favor of the CUP.

Old Business / News

Teller County Planning Commission (TCPC) held a work session on 27 January on the topic of the Land Use Regulations (LUR) text change for Camps and Retreats; refer to application LUR-00043(14). Some DPC members and Divide residents attended that work session.

The LUR-00043(14) application was continued to 10 March 2015 TCPC public hearing.

The LUR Text Change applicant plans to meet with the DPC prior to the continued TCPC public hearing. It is understood they have revised their application (changes to the LUR). Watch for a meeting notice to happen soon.

Teller County Planner, Lor Pellegrino has submitted her resignation. 27 Feb 2015 is her last day with the County. She is taking a planning job with the City of Woodland Park.

New Business

CUP for Craft (Micro) Brewery

Bryan Johnson, representing PK Enterprises, presented what the planned Conditional Use Permit (CUP) at 10 Buffalo Ct. in Divide is about. The application to the County has not been submitted and he would like a letter from the DPC showing support for a brewery at this location to be included in the application. The description of what is planned is available on the Divide Planning website.

Significant Points:

- A CUP is required for a micro brewery to operate at this location. The current Commercial Zoning for the property does not automatically allow a brewery operation. PK Enterprises will hold the CUP with the land and act as a landlord to the operators of the brewery.
- The operators have two-years experience making award winning wood barrel aged beer at another location.
- The plan is to produce 5,000 barrels per year, a third of what is permitted. A barrel equates to 31 gallons.

- The facility is on the Divide water and sewer system.
- Impact to the neighbors should be little, if any, Bryan would ask neighbors to contact him with issues which can be addressed.
- There will be less truck traffic – and smaller trucks – than the Feed Store on the same street.
- PK Enterprises maintains the roads in this area, not the County.
- Food served will be prepared elsewhere. Craft beer is primary and food will only be there to compliment the beer.
- This operation will produce craft beer and primarily sell to small distributors, it is not to be a typical bar.
- This operation will be good for the local economy with minimal impact.
- The existing Demolition Permit on file with the County for this facility is only for removing interior components and not the structure itself. The existing structure is sound is believed to be a perfect match for a brewery operation.

Those present signed the prepared letter, but additional signatures are needed. Due to needing to have another meeting on the LUR Text Change topic soon, Jim elected to not sign as Proxy for those who could not attend this meeting in hope those people attend the subsequent meeting.

Other Business

Lisa Lee, of the Divide Chamber of Commerce attended and announced that the Welcome To Divide sign has been approved by the County. The sign will be installed on the Divide Depot property at the intersection of Rte-24 and Weaverville Rd. They hope to be done by the end of March.

The sign did not come before the DPC. Signs need a permit from the County, but they fall into Administrative Review and thus no input from Review Agencies, such as the DPC, are necessary. I believe this to be a true statement. - JJ

Secondly, Lisa announced the launch of a new smart phone app which provides a personal historic tour of Teller County. The app is currently available only for Apple phones, but an Android version will be available in the March-April time frame. The Apple version is available for free download from the Apple App Store.

There is a planned Grand Launch event for the Tour Teller app scheduled for May 2, 2015 at the Crystola Inn, which happens to be the first point on the historic tour in the app. The hope is that visitors will spend time (and maybe some money) in Teller County to learn some of the history of the County.

With no other items on the agenda, the meeting concluded at 8:10 pm.