

EL PASO COUNTY COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 29, 2020



This letter is to inform you of the following petition which has been submitted to El Paso County:

MS-19-003

SEVIGNY

**MINOR SUBDIVISION
 POENITSCH MINOR SUBDIVISION**

A request by Tom Poenitsch and Christy Mullins for approval of a minor subdivision to create three (3) single-family residential lots. The 18.86 acre property is zoned RR-5 (Residential Rural) and is located on the northwest corner of the Herring Road and Shoup Road intersection and is within Section 8, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52080-00-041) (Commissioner District No. 1) **Type of Hearing: Quasi-Judicial**

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For	Against	No Opinion
Comments: <u>I would approve if access road placed</u>		
<u>immediately beside Shoup Rd. Please see attached letter.</u>		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on February 18, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
- **The item will also be heard by the El Paso County Board of County Commissioners on March 10, 2020.** The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
- The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2020-hearings/>

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely,


 Gabe Sevigny, Planner II

Your Name: Dale Gardner 
(printed) (signature)

Address: 12680 Herring Rd

Property Location: immediately North of proposed sub division Phone 719 495 2677

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

WWW.ELPASOCO.COM

2/6/2020

Dale Gardner

12680 Herring Rd.

Colorado Springs, CO 80908

El Paso County Planning Commission

To whom it may concern

Regarding petition MS-19-003-SEVIGNY, A minor subdivision (Poenitsch minor subdivision)

I received a letter from Planning, asking for my concerns and comments related to this petition.

I'm an adjacent property owner, immediately to the North side of the petitioned subdivision.

Mr. Poenitsch has told me that the County would not allow access to these proposed lots from Shoup Rd., because Shoup Rd. is planned to become a main thoroughfare in the future. Therefore, he has started to construct the access road for the three lots immediately along the length of the North side of his property, which is immediately beside the South side of my property. He also told me that he is going to build a house and a shop building for his asphalt business on the West lot. He also said that he would build a fence along the property line between our properties. At present, the road he is building is not paved.

My concern is that there will be considerable traffic on this dirt road, with a great deal of dust, from both the residents of the three lots as well as the truck and equipment traffic for the asphalt business.

I believe it would be much better to build the three lots access road immediately to the North side of Shoup Rd, and to the South side of his property, and connected to Herring Rd at its East end. This would keep the noise and dust immediately adjacent to Shoup Rd, which he said is scheduled to become heavily traveled in the future. It would also provide somewhat of a barrier between the heavily traveled road and the future subdivision residences and the asphalt business. For my property and concern, it would be much better to have the road traffic noise and dust away from my property line, and close to the future heavily trafficked Shoup Rd.

I would be in agreement to his subdivision request if he would make access to the three lots by way of an access road from Herring Rd, and immediately beside Shoup Rd. I have lived on my property since the early 1980's, and I hate to think of the noise and dust of an access road immediately to the South of my property. Especially since the road could be better positioned beside Shoup Rd. I understand that this would require a great deal of fill dirt, but there is a huge hill of dirt on the South West corner of the property that could be moved quickly and conveniently by earth moving scappers and used as fill to build this road.

Please do not allow the access to this subdivision to be immediately beside my property when there is another better alternative.

Sincerely, Dale Gardner