

Advisory Board of the Environment – ABE
Minutes
856 Castello Ave, Fairplay, CO 80440
Conducted in person and by Zoom conference
Tuesday
January 13, 2026

Attending (Zoom-in)

John Reiber– In Person
Patrick Schilken – Zoom
Bernie Petersen – In Person
Ramon Castro – In Person
Amy Huffman - Zoom

Absent:

Jennifer Migliorato

Park County personnel present: None were present.

Call to Order: Meeting was called to order at 1:04 PM.

Pledge of Allegiance: The pledge of allegiance was performed.

Roll call of Board members present. A quorum was present.

Consideration of proposed additions to or modifications of the January 13, 2026, agenda. Mr. Petersen motioned that the agenda as written be approved. Mr. Castro seconded the motion to approve. The agenda was approved as presented.

Review and approval of minutes of November 12, 2025, meeting. Mr. Schilken motioned that the minutes of November 12, 2025, as written be approved. Mr. Petersen seconded the motion to approve. The minutes were approved as presented.

Introduction of members of the public. Members of the public present were Summer Preston, Stan Bates, Aly Ahlamer, Susy Bates.

Remarks or input from members of the public. All members of the public made comments on A25-0118. The members present were opposed to the requested rezoning to Agricultural. Each expressed a variety of concerns to the current land use, and the landowner's indifference and failure to comply with the outcome of a recent court case filed against the landowner.

Discussion with Park County personnel regarding all things ABE. Lucas Meyer was present to discuss the recent changes in Park County Advisory Boards. Mr. Reiber distributed to ABE the proposed revisions to the model bylaws as provided by the BOCC. Mr. Lucas reviewed the necessity for the bylaws and the need to have all committees adopt bylaws as they fit their respective committee. Mr. Lucas also discussed the importance of compliance with the Colorado Open Meetings laws and the need to coordinate committee activities and communication through an assigned Park County staff member. The current staff member assigned to ABE from the planning department is Allison Zan.

At the conclusion of the discussion, Mr. Schilken made a motion to adopt the proposed bylaws presented by Mr. Reiber. The motion was seconded by Mr. Petersen. Motion approved unanimously

Term realignment of Current ABE members beginning January 1, 2026:

3 years	Patrick Schilken and Bernie Petersen
2 years	Amy Hussman and John Reiber
1 year	Ramon Castro and Jennifer Migliorato

Election of Officers for 2026:

The following individuals were nominated and approved for the following officer positions:

Motion to nominate John Reiber as Chairperson was made by Mr. Castro and seconded by Mr. Petersen. Motion approved unanimously

Motion to nominate Amy Huffman as Vice Chairperson was made by Mr. Castro and seconded by Mr. Petersen. Motion approved unanimously

Motion to nominate Patrick Schilken as Secretary was made by Mr. Castro and seconded by Mr. Petersen. Motion approved unanimously

Presentation on pending Land Use Actions:

A25-0118 Applicant is requesting a rezoning of a 58-acre parcel from residential to Agriculture. into a 10.38-acre parcel and a 13.02-acre parcel in a Residential Zone District.

ABE Recommendation: Currently, ABE does not have sufficient information to effectively evaluate this application. ABE believes this is the same property that was evaluated in applications 23PUD-03 & 23PUD-04 and comments made in those referral responses may need to be considered. Was the property used as a waste transfer station as requested in 23PUD-04? Environmental testing may be required if it was used as a waste transfer station. Based on information provided by the public during the ABE meeting, is there litigation pending that may impact this application or the property and thus ABE's evaluation of this application?

A25-0110 Applicant, MineWater Finance, LLC, has filed an application with Park County for a Minor Subdivision affecting Parcels 90981 and 90982, "Joe Dandy" and "London," respectively.

The purpose of the Subdivision, to be named "North London Mill," is to create a new parcel that contains the North London Mill site in its entirety, along with adjacent wetlands. This new parcel will then be donated to the United States Forest Service in order to enable the continued rehabilitation of the Mill by North London Mill Preservation, Inc.(NoLo), in partnership with USFS. The remaining 3.99 acres will be purchased by NoLo from MineWater Finance, LLC. per mutual agreement.

ABE recommendation: Following review of the application, ABE believes additional information will be needed to effectively evaluate this application. Are old mine workings or other disturbances, including mine tailings, present on any of the properties? Old mine workings may be hazardous due to possible ground subsidence, unstable mine adits, etc., and mine tailings may create a potential environmental concern which we are unable to evaluate without additional information.

Although issues with property lines may be outside ABE's immediate purview, other issues were discussed as follows:

The acreages shown on the application are different than those shown on the Minor Subdivision Plat that was provided in the application. There is a question with changing the acreage of the mining claims because the land is Patented from the Federal Government and may not be able to be changed.

If additional work is to be completed by NOLO will any ground be disturbed, which may uncover or create an environmental concern? ABE found no wildlife concerns.

A25-0112 The Applicant seeks a Lot Line Adjustment New Lot 41 and Lot 42 Jefferson Heights; County of Park, State of Colorado; T8S, R76W, Section 4 in the 6th P.M.

ABE recommendation: ABE finds no conflict with wildlife and does not have any environmental concerns with the application.

A25-0117 The Applicant seeks to build a 20' x 19' addition off the current master bedroom to be used primarily as closet space and extra storage to her current residential structure located at 32634 Highway 24, Lake George CO 80827.

ABE recommendation: ABE finds no conflict with wildlife and does not have any environmental concerns with the application.

Old Business:

South Park Rail Society: Additional discussion regarding South Park Rail Society is scheduled to take place at the February 10, 2026, ABE meeting.

New business:

Next Meeting. The next meeting will be on February 10, 2026, at 1:00 PM.

Adjourn. Mr. Petersen motioned the meeting be adjourned. The Motion was seconded by Mr. Schilken. The motion passed unanimously; the meeting was adjourned at 3:30 PM.