

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY BOARD OF ADJUSTMENT  
THURSDAY, 10 SEPTEMBER 2020**

**ATTENDANCE** A regular, remote (via MS Teams) meeting of the Arapahoe County Board of Adjustment was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Board members were present:  
Howard Buchalter, Chair; Ron Lombardo; Beth Kinsky; Jesse Armstrong;  
Ryan Turbyfill

Also present were: Caitlyn Cahill, Recording Secretary/Zoning and Animal Services Manager; Michelle Lantz, Zoning Inspector; Robert Hill, Assistant County Attorney

**CALL TO ORDER** Chair Buchalter noted a quorum of the Board was present and Board members confirmed their continuing qualifications to serve.

**DISCLOSURE  
MATTERS** There were no Board member conflicts with the matters before the Board.  
**APPROVAL OF  
THE MINUTES** The Board approved one set of minutes:  
**August 13, 2020:** Motion to approve made by Beth Kinsky, seconded by Ryan Turbyfill; approved by unanimous vote.

**BOA-2020-00003** Laurie Mattke presented for the property at 1600 S. Quail Run Road, which is zoned Agricultural (A-1). She was accompanied by Dave and Melanie Knudtson, potential future owners of the business. The Board was presented with a request for Special Exception Use amendment to allow for an increase in the capacity of the kennel to 80 dogs. The existing stipulation is that the capacity reverts to a 50 dog capacity when Ms. Mattke sells the business. Jurisdiction for the Board to hear the case was established as verified by legal counsel to the Board. The Board heard from Zoning Inspector Michelle Lantz, followed by the applicants, Laurie Mattke and Dave/Melanie Knudtson.

There were no citizens present to speak during the public hearing.

The Board, after discussion and consideration of the evidence and testimony provided at the hearing, found that the property was eligible under the Arapahoe County regulations to request a Special Exception Use approval to increase the capacity of the kennel, per the County Land Development Code.

Howard Buchalter made a motion, which was seconded by Jesse Armstrong. The motion was to approve the kennel Special Exception Use, increase in capacity of dogs, with the following stipulations:

- The capacity is approved to increase to seventy (70) dogs for a period of one (1) year to allow time for the sale and transition of the property and business from Laurie Mattke to Dave and Melanie Knudtson;
- If the sale to Dave and Melanie Knudtson should not occur, the capacity of dogs, upon sale to another person or entity, would revert back to fifty (50) dogs with a new buyer;
- After Dave and Melanie Knudtson have been operating the business for one (1) year, they may come back to the Board of Adjustment to request an additional increase in capacity.

Board Member Beth Kinsky made a motion to amend the original motion to allow for 80 dogs instead of 70, which did not receive a second. Motion to amend failed.

The original motion, made by Howard Buchalter and seconded by Jesse Armstrong, passed unanimously.

## **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned.