

Town of Minturn
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Town Council
MR. GORDON FLAHERTY, MAYOR
MR. DARELL WEGERT, MAYOR PRO TEM
MR. GEORGE BRODIN
MR. TOM SULLIVAN
MR. FRED HASLEE
MR. JERRY BUMGARNER
MR. BILL BURNETT

Town of Minturn
Planning and Zoning Commission

MEETING MINUTES
Wednesday March 8, 2006

REGULAR MEETING (7:00)

Minturn Town Center – 302 Pine Street

Call To Order/Roll Call

Bill Sisk called the meeting to order at 7:05pm.

Planning & Zoning members present included Rob Davis, Kristie Boule, Karen Briggs, and Bill Sisk. Robert Martinez was absent and excused.

Town Staff present were Wiley Smith, Town Planner, Derrick Slocum, Planner I, and Torrey Maxwell, Court Clerk/Administrative Technician.

Approval of Agenda Items

Motion made by K. Boule to approve the agenda as presented, second by B. Sisk; all voted in favor.

Approval of Minutes

Minutes from January 25, 2006 were not able to be approved due to not meeting quorum.

Motion made by B. Sisk to approve the minutes from February 8th, 2006 as presented, second by K. Boule.; all voted in favor.

New Business

ACTION ITEM #1 Design Review

Wiley S. introduced Tom Sullivan, 120 Nelson Avenue, Minturn, CO. Mr. Sullivan presented that he would like to build a house on his adjacent lot, 116 Nelson Avenue, which he will end up moving into it upon completion. Four levels, ground, mid level, living room area, and then master bedroom at top level.

B. Sisk questioned parking spaces; inquiring if one of the parking spaces doesn't block the garage to Mr. Sullivan's current dwelling? Mr. Sullivan stated if they pull up far enough it should be fine. K. Boule asked if they will still be able to see the water tower; yes, it won't be as high as the current house. R. Davis inquired

that the new house will be 2.5 feet lower than current house per the plans; yes. B.Sisk said it appears Mr. Sullivan has done his homework. No additional questions.

Motion made by R. Davis to approve Design Review for a single family detached house on Lot 1 & 2, in the Sullivan Subdivision formally the Nelson Avenue Minor Subdivision, as recommended by Staff,

1. The applicant making any modifications to the plan document as requested by the Planning Staff and Building Inspector prior to Certificate of Occupancy.
2. The applicant shall pay all required fees and charges related to development of the subject property.

second by K. Briggs; all voted in favor.

ACTION ITEM #2 Design Review

Wiley S. introduced David Reilly, 474 Eagle Street, CO who is requesting 443-445 Pine rezoning for one single family, one lot. Mr. Reilly wants feedback from P&Z. Wiley S. corrected that this is a re-plotting not rezoning. Mr. Reilly explained that the design is for a single family home for him and his wife to reside in. It will be two stories, flat board, 4" reveal; similar to a lot of the homes in old town. The house itself is pretty conventional but the garage is not as conventional. Mr. Reilly inquired if it is a problem to enter from the front of the lot and the rear of the lot. B. Sisk stated that there is no problem with the design; the way you planned it out and placed it on the lot seems doable. Mr. Reilly responded that there will be gable ends, front and the rear, shingle up top. Wiley S. interjected that he had mentioned to Mr. Reilly a couple of months ago that he would like to see the structure set back and noted that Mr. Reilly has done as suggested. R. Davis stated that he liked the shake on the front and inquired if he would use cedar siding or T-G? Mr. Reilly stated horizontal lap, old school. R. Davis recommended staying away from metal roofing as the snow will slide. Mr. Reilly responded he would probably use asphalt for the roof? R. Davis suggested dormers, raised seam, asphalt or corrugated, patina rust and then it holds better. Mr. Reilly responded that he may use standing seam. B. Sisk added that putting up a snow guard could be beneficial also.

There is no motion necessary, this presentation is for information only at this point and that he request that

Old Business

None

Informational

W. Wiley S. stated that he had started dialogue with the Town Council and they do want to talk about building height. They want W. Wiley S. to look at other towns with similar topography. R. Davis inquired if Town Council had stated if they thought it was too high or too little. W. Wiley S. stated that the Mayor did not want it changed, he feels it should all be from the front. It would keep the height down. Four corners and averaging that out it would be higher than what we currently have. They did not really commit themselves, they want to review. Wiley S. will continue to work on definitions and bring it back in front of P&Z..

Attachments

None

Adjournment

As there was no more items on agenda the meeting was adjourned at 7:36pm