

Town of Minturn
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Town Council
MR. GORDON FLAHERTY, MAYOR
MR. GEORGE BRODIN, MAYOR PRO TEM
MR. TOM SULLIVAN
MS. KELLY BRINKERHOFF
MR. JERRY BUMGARNER
MR. BILL BURNETT
MS. SHELLY BELLM

Town of Minturn
Planning and Zoning Commission
4/26/06

MEETING AGENDA

Date: Wednesday April 26, 2006

REGULAR MEETING (7:00)

Minturn Town Center – 302 Pine Street

Call To Order/Roll Call

Chairman Bill Sisk called the meeting to order at 7:08p.m.

Those present included Chairman Bill Sisk, Robert Martinez and Kristi Boule.

Staff present included Town Planner Wiley Smith and Administrative Technician/Court Clerk, Torrey Maxwell

Approval of Agenda Items

Motion by Karen B., second by Robert Martinez to approve the agenda as presented; all voted in favor.

Approval of Minutes – Minutes from January 11 and April 12th, 2006

Motion by Robert M. second by Bill Sisk. to approve the January 11, 2006 minutes; all voted in favor.

Motion by Robert M, second by Bill Sisk, to approve the April 12, 2006 minutes

A quorum was not present. but it was decided to approve the minutes as the remaining members are no longer on the commission. All voted in favor; Kristi B. abstained. Wiley Smith will run this decision by the Town Attorney to see if it should be handled in a different manner.

New Business

ACTION ITEM #1 Design Review

Applicant: Tom Sullivan

Address of Property: 1411 Main Street

Zoning: Residential – South Town Character Area

Proposal: To gain design approval through the Design Review Board.

Summary: Tom Sullivan, applicant and Owner of Record is requesting Design Review approval for a duplex residence on Lot 23-A of the South Minturn Addition, in the South Town Character Area. The site is presently 7,318 square foot or .168 acre. Total Floor Area of Building A is 2, 836 square feet and Building B Floor Area is 3,437 square feet.

Discussion: The applicant has submitted the required documentation for a Design Review Board Application as stated in the Minturn Design Guidelines. The application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town.

Recommendation: *Staff: Considering the findings and other information provided herein, the staff recommends that the Planning and Zoning Commission grant approval of this application **favorably** subject to the following conditions:*

1. The DRB grant preliminary approval to the applicant meeting in a general fashion the design and other regulations of the Town but to submit a final application following the Submittal Information Checklist to warrant final approval.
2. The applicant making any modifications to the plan document as requested by the Planning Staff, Building Inspector, and Eagle River Fire Protection District prior to Certificate of Occupancy.
3. The applicant shall pay all required fees and charges related to development of the subject property.
4. There will need to be a soils report, drainage plan, and grading permit is grading is required for the proposed garage.
5. Plans for future projects need to be approved through the proper processes before construction is to begin.

Wiley Smith introduced the item that was in front of the board.

Tom Sullivan, 121 Nelson Ave. stated the subject property contains a condemned house and has been condemned for awhile. The lot was bought in February 2006 and he is planning to build a duplex on it. One of the reasons is to create as much as neighborhood down in South Town as there can be. It will be a nice addition to the neighborhood. The lot now is pretty much a junk yard. It will be cleaned up and become a nice attribute. There will be 2200 sq ft units, with unfinished basements and hopefully will be affordable enough.

Robert Martinez stated that Wiley did a good pointing out everything in the report. A neighbor, Delores, was concerned about a heavy snow fall, driveway and how much that would encroach on her property. She was concerned about the location of the gas line and sewer line and I mentioned that she needed to address that to Tom. My concern is drainage and how are you going to address that in the future.

T. Sullivan stated that with the roof lines, everything sheds onto my property. Runoff will drain down the driveway and towards the back of the property. Watched the snow melt this spring and it seems to evaporate more than drain. Sewer lines will go down the driveway and connect to the main line and the water line is located along Main Street. Randy is digging it and he lives four doors down. He invites her to come speak to him.

R. Martinez mentioned that his other concern is the snow storage. Would it be located on the west end of property?

T. Sullivan answered that the snow would be pushed down the driveway to back and then up to the front and some spots in-between the houses. If needed, the snow would be hauled off if we have to.

R. Martinez asked audience member Delores if she wanted to review the plans.

Bill Sisk stated that the plans were well thought through and like anything else in this area; snow storage will always be an issue. If there is a problem with snow storage, something will be done about it like everyone else does. My only suggestion, if it is even legal, is to put a statement in the covenants regarding snow storage.

W. Smith stated that he discussed drainage with the architect and the architect said he studied historical flows and saw that everything flows into the forest service property behind the subject property.

T. Sullivan stated that it seems the flows drain along the property line. There is a sewer low spot, and everything seems to settle right in between the property line of the forest service.

R. Martinez stated that Delores main concern is to be careful of the tree in her property something which the applicant is already aware of and of the gas line in front of her house.

Delores stated that the gas line came from her house to her brother's house which Tom bought and that it was closed off about four years ago.

R. Martinez stated that it is a pretty easy issue to deal with.

R. Martinez asked if the estate is going to let you make a driveway there.

T. Sullivan stated that the whole front is a parking area. There is a built up berm were people will park on.

Motion by Robert Martinez to approve 1141 Main Street for a duplex, Kristi second; all voted in favor.

Old Business: None

Informational:

W. Smith stated that the town council wants to invite the Planning Commission to an informational session at 5:30 next Wednesday May 3, 2006.

Attachments: None

ADJOURNMENT

Meeting adjourned at 7:28 PM