

Town of Minturn
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**Town of Minturn
Planning and Zoning Commission
5/10/06**

REGULAR MEETING (7:00)
Minturn Town Center – 302 Pine Street

Call To Order/Roll Call

Chairman Sisk called the meeting to order at 7:04 p.m.

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

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

Derrick was excused absent to attend his college graduation.

Approval of Agenda Items

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

Approval of Minutes – Minutes from April 26, 2006

Motion by Robert M., second by Kristi B. to approve the April 26, 2006 minutes as presented; all voted in favor.

New Business

ACTION ITEM #1 Design Review

Applicant: Michael Pukas **Owners of Record:** John and Marcia Mozritz

Address of Property: 735 Main Street

Zoning: Old Town Character Area

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

Summary: Michael Pukas, applicant, and John and Marcia Moritz, owner(s) of record, are requesting Design Review approval for a residential single-family residence totaling 2,147 square feet. The request is for an addition consisting of a Master Bedroom, Master Bathroom, and Living Room on an existing single-family residence. The existing garage will be removed and replaced with a two story structure with vehicle storage on the ground floor and a Living Area on the second floor. The development, at full build-out will cover 31% of the site. Dimensional Standards for Maximum Lot Coverage in a Residential Zone in the Old Town Character Area is 40%.

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:

Considering the findings and other information provided herein, the staff recommends approval of this application favorably subject to the following:

1. The DRB grant final approval to the applicant meeting in a general fashion the design and other regulations of the Town.
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.

Michael Pukas, 0113 Mill Loft Street, #2, Edwards, CO; currently the home is one story, 2 bed, 2 baths, small, putting an addition to the side of the house; keeping it one level and original character of the house. The owners have teenage children living room, hang out area for the children. Adding the turn around but for the most part the driveway is staying as it was.

Rob D. questioned are you totaling removing the existing garage and will it occupy the same foot print?

Mr. Pukas responded that it is pushed farther back. Set backs are not showing on the plan, side yard set backs.

Rob D. questioned how far is it in feet from the property line?

Mr. Pukas responded that he stayed an additional foot away from any required setbacks.

Rob D. stated he wants to be assured that it is at least five feet from the property line on the south side. On the east it looks like you have plenty of set back there. Other than that he has no other questions. Looks like a great improvement.

W. Smith asked Rob D. what his reason is for wanting the five foot?

Rob D. responded because of the five foot side set back. Wants to be assured it is met.

W. Smith he can if it is a fireplace. Where they live is outside of the setback, but if you want them to mark that, that would be fine.

Robert M. added that would be a good deal.

Rob D. stated he would like it checked after an addendum is added to the site plan.

Robert M. inquired if the addition to the garage will be a rental.

Mr. Pukas responded no it will be used for their children.

Robert M. reminded that he will need to pull for extra water taps.

W. Smith added if someone lives in there, yes, you would have to.

Robert M. said that looking at drawing for roof, taller, snow falls and lands on McFarland's property. How can you contain the snow from falling off the roof?

Mr. Pukas said that the roof is six feet off of property line; none of the snow that would fall off the roof would go onto the neighbor's property.

Robert M. inquired how many people will be staying in the room?

Mr. Pukas responded that it is not meant for someone to sleep there, it is meant as a TV room, the children will be sleeping in bedrooms in the main part of house.

Motion by Robert M. to approve Design Review for 735 Main Street with the recommendations set forth by Staff including Rob Davis request for an addendum, second Bill S.; all voted in favor.

General discussion on extra water taps.

ACTION ITEM #2 Design Review

Applicant: Sean Cozzens

Address of Property: 601 Main Street

Zoning: Old Town Character Area – Residential Zone

Proposal: The applicant is requesting a 529 square foot addition to the garage

Summary: The applicant is proposing to build a second story addition to the existing garage. A second story will be added to the garage and contain a studio apartment on the second level. The apartment will be for personal use only. All new construction on the garage will comply with the 10' rear setback and 5' side setback.

Discussion: Staff review of this application includes a comparison of the policies outlined in the 1998 Re-adopted Minturn Community Plan, pertinent zoning regulations (Chapter 16, background activity, and analysis of comments including a comparison of the project to policies and goals outlined in the Appendix B, Minturn Design Guidelines Section A, Design Review Board and Section C Review Criteria, Subsection 2, Architectural Elements, (a) Roof Pitch and Form, (b) Façade, (c) Building Details, and Subsection 3, Materials and Screening, (a) Materials.

Recommendation: The Planning and Zoning Commission grant approval to the application subject to the following conditions.

1. The applicant agrees to address the Planning Commission comments and concerns as identified within this report.
2. The applicant making any modifications to the plan document as requested by the Planning Staff and 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.

Sean Cozzens, 601 Main Street, Minturn, CO the additional story that you are seeing on the plan is loft space on either end of the unit, 10' of loft space on either side. There is no floor so there are no floor plans with this.

Bill S. restated so there is no floor in the center, just loft on each end.

Rob D. questioned what is total height?

Mr. Cozzens responded 28'1" Architect choose 100 as a starting point.

Rob D. stated it looks a lot like Michael Boyd's.

Mr. Cozzens that another goal of theirs is to have an extra parking space in the garage for a vehicle or snowmobiles. If you were to look at the over view, what I would like to do is, run a concrete curb, not really a curb, just to give some division between the street and the yard. Creating a parking space there will help a lot.

Bill S. asked do you have enough room for two spaces.

Mr. Cozzens responded yes, and we are going to eliminate the bushes

Rob D. added that it is a huge improvement on that corner

Mr. Cozzens stated that any desires I've he has had to clean that up have been hampered for finances. He stated that the colors would be cedar and pine stained, not painted; a Grayish green. He will make a mock up and bring it in. 2x12 distressed kind of look with chinking.

Mr. Cozzens guided council to look at the west elevation, looking at the face of the garage, the windows show a rectangle with a square on top. I'd like to make that a radius, not a true radius, but an oval. Two shed dormers on either side of the ridge will have to be metal and have snow guards. The snow will shed onto the street. Maybe even use snow fins.

Rob D. maybe even snow clips

Mr. Cozzens added that everything will accommodate snow shedding. The intention behind the structure is to live in it while we tear down the main home and build a new home there. All new electric, sewage, completely isolated from the main structure.

Robert M. inquired regarding the line of site when you are pulling out, will that be a problem.

Mr. Cozzens stated that it will not be any better than what exist currently, no.

Bill S. added that you can't see over it now.

Mr. Cozzens said that above that corner you can still see. It will still be within the 10' set back and he will provide a mock up I will submit to Mr. Smith.

W. Smith also stated it will include the transition.

Bill S. said it looks better than anything else in that area.

Mr. Cozzens stated that they would like to go up about 8" more, at the ridge and it will still be below 28'.

Rob D. said he wants the mid point elevation included on your revision.

Mr. Cozzens inquired if the committee would still be willing to approve; yes.

Robert M. stated that line of site is still a concern for him.

Bill S. reminded Robert M. that line of site is not going to change that much.

Motion by Rob D., to approve Design Review for 601 Main Street with the recommendations set forth by Staff and including the following conditions:

1. Snow guards
2. Include color sample board
3. Show changed windows
4. Roof changes where the copper and the other material meet.
5. Building Height
6. Maintain parking within the property boundaries.

second by Kristi B; all voted in favor.

Old Business: Review revised Definitions section in Chapter 16.

This review was postponed by W. Smith until next meeting.

Informational: Administrative approval for final plans on 443-445 Pine Street

W. Smith alerted council that he had included in their packet some changes that Dave Reilly wants to include on his plans. Those plans are in the back of packet. He would like to change the windows on second floor. If the diagram has a cloud it shows a change. The certificate of zoning compliance which he filled out is just to indicate that the staff has approved his plans. These plans that he is showing you are the revised plans from the first set of plans. I reviewed them and the changes weren't large enough to bring in front of the commission.

Attachments: None

ADJOURNMENT

As there was no other business the meeting was adjourned at 7:50pm

Chairman, Bill Sisk