



Town of Minturn - Planning and Zoning Commission Minutes
Wednesday, June 27, 2007 - Regular Meeting 7:00 p.m.
Minturn Town Center – 302 Pine Street

1. Call to Order/Roll Call

The meeting was called to order at 7:01pm by Chairman Woody Woodruff. Roll call showed Woody Woodruff, Ernie Glesner, Lynn Teach, Robert Martinez and Kristie Bloodworth present.

Also present was Interim Town Planner Chris Cerimele and Public Works/Planning Department Assistant Torrey Maxwell

2. Approval of Agenda Items

- a. Items to be pulled from the Consent Agenda
- b. Items to be pulled from Action Items
- d. Emergency Items to be added
- e. Order of the Agenda Items
- f. Approval of the agenda

Motion by K. Bloodworth, second by E. Glesner to **approve** the agenda as presented; **Motion passed 5-0**

3. Approval of Minutes – Minutes from June 13, 2007

Motion by L. Teach, second by K. Bloodworth to **approve** the minutes of June 13, 2007 as presented; **Motion passed 5-0**

4. Action Item – CU 07-02 Conditional Use – Chadwick

Applicant Lawrence Chadwick, Taylor Street and 4th Avenue, to seek approval for a construction vehicle / equipment storage lot in a Planned Unit Development Holding Zone – in the Game Creek Character Area. The Planning Staff recommend approve the application with conditions.

Motion by E. Glesner, second by R. Martinez that in the application for proposing a Conditional Use Permit at Taylor Street and 4th Ave. for Chadwick Construction, we have read the staff report. We find ourselves in agreement with staff findings including all plans and attachments as set forth in the report dated June 22, 2007, and recommend **approval** of this application subject to the following conditions:

- If the applicant encroaches outside of the leased 100' x 100' area, additional land must be leased from Union Pacific.
- The applicant will not start his construction vehicles before 7:00 A.M except for snow removal.
- The leased area shall only be used for the storage of construction vehicles.
- The leased area shall not be used for temporary storage of anything other than construction vehicles.
- The leased area shall not be used for repair or maintenance of construction vehicles.
- Trash and junk accumulating in the leased area must be picked up by the applicant and disposed of properly within 24 hours.

- All-season use will require site storage of snow and keeping emergency access cleared.
- Conditional use granted as long as the applicant complies with the conditions and has a valid lease agreement with the owner of the property; **Motion passed 5-0.**

5. Action Item – DRB 07-07 Design Approval - Warzecha

Applicant, Tom Warzecha, 221 Main Street, to seek Design Review approval for a deck in a Mixed Use – Old Town Character Area. Planning staff recommends approving the application with conditions.

C. Cerimele noted that applicant proposes to DRB to have a deck built above a kitchen that is no longer there. Original idea was to put over a first floor kitchen, series of improvement to make. Tonight this is simply for the deck. Non conforming use wall has to remain in the original footprint, forthcoming, free standing deck at this time.

W. Woodruff inquired you are building a deck and then slide the kitchen underneath it.

Mr. Warzecha responded yes

W. Woodruff inquired when you foresee doing the kitchen and bathroom

Mr. Warzecha responded right after this meeting. Need to put in deck first to allow protection from the elements.

W. Woodruff repeated during the presentation that the commissioners need to see the whole picture, what it is going to look like, a whole list, point loads, caseons needs to be engineered, can't just sona tube and pour it.

Mr. Warzecha responded that it is being engineered right now.

W. Woodruff said that planning & zoning is not as concerned with the engineered drawings as they are the whole picture. Need to see more than what Mr. Warzecha is providing.

E. Glesner stated that we as a board need to see what it is going to look like. We need enough information to make a decision based on what it is going to look like.

C. Cerimele noted that Mr. Warzecha is before you today to gain approval for the deck only at this time.

Others at table agreed they were not comfortable moving forward with approval for a project they do not know enough about. Need more information.

Motion by R. Martinez, second by E. Glesner to **table** the proposed application for 221 Main Street until the next scheduled commission meeting which will be July 11, 2007; **Motion passed 5-0**

6. Action Item – DRB 07-08 Design Approval - Magana

Applicant, Genaro Magana, 122 Main Street, seeking Design Review approval for a canopy/awning in the commercial – Old Town Character Area. Planning Staff recommends approving the application with conditions.

Motion by E. Glesner, second by R. Martinez in the proposed application for an exterior awning at 122 Main Street, we have read the staff report. We find ourselves in agreement with staff findings including all plans and attachments as set forth in the report dated June 22, 2007 and recommend **approval** of this application subject to the following conditions:

1. Any major changes will require approval from the Design Review Board.
 2. The applicant shall pay all required fees and charges related to this proposal
 3. Mr. Magana will bring in color samples to gain approval from Town Planner prior to their application;
- Motion passed 5-0**

7. Action Item – Adoption of the Minturn Three Mile Plan for Annexation

Adoption of the Minturn Three Mile Plan for Annexation.

Guy Patterson, Carter Burgess, made himself available to go through and make the changes as the Commissioners went through the Three Mile Plan line by line. Please see attached Three Mile Plan with changes that were made and then voted on to move to Town Council July 10, 2007.

Motion by K. Bloodworth, second by L. Teach to approve edited Three Mile Plan for Town Council’s review;
Motion passed 5-0

8. New Business

None

9. Adjournment

Meeting was adjourned at 8:45pm