

**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, April 23, 2008**

Regular Meeting 7:00 p.m.
Minturn Town Center – 302 Pine Street

Call to Order/Roll Call

The meeting was called to order at 7:10 by Chairman Woody Woodruff. Roll calls showed Lynn Teach and Tim Osborne were present. Michael Gallagher and Kristi Bloodworth were excused absent.

Town Planner Chris Cerimele was also present.

Approval of Agenda Items

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

Motion to approve the agenda by Tim Osborne. Seconded by Lynn Teach. The motion passed 3-0

Approval of Minutes – Minutes from April 9, 2008

The approval of Minutes from April 9, 2008 were tabled until the next meeting.

DISCUSSION ITEM # 1 – CU 08-02; Conditional Use Application

- Applicant:** BTR LLC.
- Address of Property:** 532 Taylor Street
- Proposal:** To seek Conditional Use approval for a duplex.
- Zoning:** Residential - Game Creek Character Area
- Recommendation:** Approval with conditions

DISCUSSION ITEM # 2 – DRB 08-03; Design Review Application

- Applicant:** BTR LLC.
- Address of Property:** 532 Taylor Street
- Proposal:** To seek Design Review Board (DRB) approval for a duplex.
- Zoning:** Residential - Game Creek Character Area

Recommendation: Approval with conditions

Discussion items 1 and 2 were discussed concurrently.

Chris Cerimele introduced the applications stating that these hearings were a continuation of the April 9th hearings. He stated that the applicant had made revisions to the design of the building per public comments and Planning Commission suggestions. He then introduced the project architect, Ken Bridges.

Ken Bridges, Blueline Architectes, stated that significant changes were made to the original design. The changes were in response to the public and P&Z comments but the original vision of the project remains. The changes were based on these three concerns: urban nature of the project, orientation to Taylor Street, and how the project fits in with the character of the Town. The architecture was changed to include primarily gabled roof forms with secondary shed elements. This strengthens the primary orientation to Taylor Street. He then presented sample exterior building materials. He stated the primary palette consisted of a 6 inch limestone veneer, cedar siding, aluminum clad windows, and a corrugated metal roof with a matte grey finish.

Lynn Teach made some general comments about landscaping. She suggested using Aspen trees in front of the home instead of a pine tree.

The Council commented that they were supportive of the design changes.

A motion was made by Lynn Teach to approve application CU 08-02 with the following conditions:

- The applicant will make drainage improves that include installing a culvert to divert water to west side of Taylor Street;
- The applicant must pay all required fees relating to the development of the proposal.

Tim Osborne seconded the motion.

The motion passed 3-0

A motion was made by Lynn Teach to approve application DRB 08-03 subject to the following condition:

- All major changes will require DRB approval

Tim Osborne seconded the motion.

The motion passed 3-0

DISCUSSION ITEM # 3 – DRB 08-02; Design Review Application

Applicant: Celso Medina.

Address of Property: 846/850 Main Street

Proposal: To seek DRB approval for a new residence.

Zoning: Residential – South Town Character Area

Recommendation: Approval with conditions

Chris Cerimele introduced the application. He stated that Mr. Medina redesigned the building per the Planning Commissions' comments at the 4/9/08 meeting. The redesign included a new ground level entry way that creates a stronger connection to the existing building.

Woody Woodruff suggested that the applicant enclose the ground floor entry feature.

Ernie Medina agreed to this suggestion

A motion was made by Lynn Teach to approve application DRB 08-02 subject to the following conditions:

- The applicant must pay all required fees relating to the development of the proposal.
- All major changes will require DRB approval
- The applicant will enclose the ground floor entryway.

The motion was seconded by Tim Osborne

The motion passed 3-0

DISCUSSION ITEM # 4 – MS 08-02; Minor Subdivision Application

Applicant: Tom Sullivan.

Address of Property: Taylor Street

Proposal: To seek approval for a minor subdivision of Lot 8, Block D of the Taylor Addition to Minturn.

Zoning: Residential – Game Creek Character Area.

Recommendation: Denial

Chris Cerimele introduced the application. He stated that the Town Attorney had reviewed the Municipal Code and agreed that a 25' access easement to the rear lot was required.

A discussion ensued as to whether other subdivisions in Town were required to adhere to the 25' easement standards.

A motion was made by Lynn Teach to approve application MS 08-02 with the following conditions:

- No building permit will be issued for structural modification to the building on Lot 9 unless the building footprint is brought within the setback guidelines.

Tim Osborne seconded the motion.

The motion passed 3-0

New Business: None
Old Business: None
Informational: None
Adjournment: