

**Town of Minturn
Planning Commission Agenda
Wednesday, October 8, 2008**

**Work Session 5:45
Meet the new Planning Director and Discuss Future Projects**

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

Call to Order/Roll Call: Chairman Woodruff opened the meeting at 7:04

Roll call showed Woody Woodruff, Kristi Bloodworth and Lynn Teach were present. Michael Gallagher and Stuart Brummet were absent.

Planning Director, Victor Villarreal and Chris Cerimele were also present

Approval of Agenda Items

Kristi Bloodworth made a motion to approve the agenda. It was seconded by Lynn Teach. The motion passed 3-0.

Approval of Minutes – Minutes from September 24, 2008

Lynn Teach made a motion to approve the minutes. It was seconded by Kristi Bloodworth. The motion passed 3-0.

DISCUSSION ITEM # 1 – DRB 08-10; Design Review

Applicant: Lael Engstrom

Address of Property: 1131 Main Street

Proposal: To seek Design Review Board approval for a duplex residence.

Zoning: Residential – South Town Character Area

Recommendation: Denial

Chris Cerimele introduced the application and recommended denial of the project. The recommendation was based on the fact that the design did not conform to the Minturn Design Standards and Guidelines. He proceeded to read from the adopted Design Standards and Guidelines and then gave a PowerPoint presentation that illustrated examples of homes that conformed to the Design Guidelines. Also, an illustration was shown of the original design and the revision.

W. Woodruff invited the applicant to talk about the new plan.

Michael Pukas, project applicant stated that he took into consideration what the commission suggested at the last meeting and incorporated those into the revisions. He stated that he personally felt that the revisions did nothing for the overall look and feel of the building. M. Pukas argued that other houses in Minturn are not oriented towards the street. He stated that he felt his design met the requirements and that he was surprised to hear that the planner recommended denial of the project.

W. Woodruff opened the meeting for public comment.

John Rosenfeld, Main Street, stated he felt the design did not adhere to the guidelines. He felt that maybe something could be done to the front deck to make it more inviting to the street.

M. Pukas stated that one of the project goals was to keep construction costs to a minimum.

L. Engstrom, applicant, stated she grew up in Minturn and went to school where the town hall currently sits. Furthermore, she understands what is important to the character and future of Minturn. She thinks Minturn has an eclectic nature and that her project compliments the town. She felt that her project would look nicer with landscaping. She commented on a recent duplex that she felt does nothing to enhance the character of the town.

She further stated that she took into consideration three huge priorities when she was designing the building. First, the neighbors. Second, what is appropriate for Minturn. Third, the floor plan of the house. She said she tried to keep the materials and the lines clean to keep the house affordable. She wants to put a product out there that is appealing. Additionally, she plans on extensive landscaping. She felt that this is more important than the location of the front door. She went on to express her frustration with the commission.

V. Villarreal, Planning Director, stated that moving the door around the corner didn't really do anything for the design. He said this revision didn't adhere to the Design Guidelines. Furthermore, the intent of the guidelines is not to just have the door oriented towards the street but to have the building be inviting to the street. Furthermore, he felt that staff made their recommendation based on the fact that it felt that the Main Street elevation looked like it was the side of the building. He went on to read from the design guidelines that suggested elements that could be used to make the building friendlier. He suggested that the application be tabled until facade modifications can be made.

Kristi Bloodworth stated that the design was not welcoming, even with the relocation of the door.

Lynn Teach reiterated K. Bloodworth's point.

W. Woodruff explained that it was the commissions' responsibility to judge a house against how it works with the community. He reiterated the planning department and fellow commissioners concerns. He wanted the building designed so that the portion facing Main Street appeared to be the front of the house.

Lael Engstrom expressed further frustration that the board and staff did not "get" her design concept.

W. Woodruff restated the design guidelines. Furthermore, he stated that the commission is not saying that she can't build a house. He is all for eclectic architecture in town but to keep the small town feeling, the front of the house must play to the street.

Lael Engstrom stated that she is going to have to spend more money to redesign the house.

M. Pukas stated he was confused and didn't understand where the staff and commission were coming from.

C. Cerimele stated that he told the applicant from the onset that they were taking a chance with the building not being oriented towards the street. Furthermore, he was not opposed to the modern look of the building but that the front needed to be oriented to the street.

W. Woodruff stated that the commission agreed with staffs' opinion and that the design of the building needed to be reworked.

K. Bloodworth stated she had nothing personally against this project. She liked the overall design but reiterated the concern that the building did not have its front oriented towards the street. She disagreed with M. Pukas's belief that this project was different because the South Town area does not have sidewalk. She stated Taylor Street doesn't have sidewalks but the board has required projects there be oriented towards the street.

W. Woodruff stated that sidewalks will be built in the South Town Character Area.

L. Engstrom reiterated her earlier point that the project would look nicer with landscaping. She went on to criticize the town for not enforcing the nuisance ordinance.

V. Villarreal summarized staffs' and the planning commissions' concerns with the design of the building. He suggested the application be tabled until new revisions could be made.

A motion was made Lynn Teach and seconded by Kristi Blood to table the application. The motion passed 3-0

New Business:	None
Old Business:	None
Informational:	None
Adjournment:	8:20