

**Town of Minturn  
Planning and Zoning Commission Agenda  
Wednesday, January 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 7:02 p.m. by Chairman Woody Woodruff. Roll call showed Woody Woodruff, Lynn Teach, Kristi Bloodworth and Tim Osborne present. Ernie Glessner was absent.

**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 by Kristi Bloodworth 2<sup>nd</sup> by Lynn Teach to approve the agenda. The motion passed 4-0**

**Approval of Minutes** – Minutes from January 9, 2008

**Motion by Lynn Teach 2<sup>nd</sup> by Kristi Bloodworth to approve the agenda. The motion passed 4-0**

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**DISCUSSION ITEM # 1 – DRB 07-13; Design Review**

**Applicant:** Minturn One, LLC.

**Address of Property:** 987 Main Street

**Proposal:** To seek Design Review approval for a 34-unit condominium building

**Zoning:** Commercial Zone – South Town Character Area

**Recommendation:** Approval with conditions.

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**DISCUSSION ITEM # 2 – CU 07-08; Conditional Use**

**Applicant:** Minturn One, LLC.

**Address of Property:** 987 Main Street

**Proposal:** To seek Conditional Use approval for a 34-unit condominium building.

**Zoning:** Commercial Zone - South Town Character Area

**Recommendation:** Approval with conditions.

Discussion items 1 and 2 were presented concurrently. Town Planner, Chris Cerimele introduced the applications and stated that these hearings were a continuation of the January 9, 2008 hearings. He stated that the proposal was revised per the commissions' suggestions. The revisions included the addition of two guest parking spaces and walk-out patios on the first floor units. He then introduced the applicant.

Marci Yeager, applicant, and Kurt Segerberg, project architect, presented the revisions to the commission.

Lynn Teach inquired if the applicant has decided how much the units will cost.

M. Yeager stated that since they don't have construction drawings, they can't determine the cost. However, we made the units small so they would be cheaper. To make the units truly affordable, a project needs to have at least 200 units.

Tim Osborne commended the applicant for designing a green building.

Woody Woodruff opened the hearing up to the public

Mike Mantinez – Main Street – was concerned with parking, snow storage and affordability.

Tom Sullivan – Nelson Street – the project is completely out of character for the town. It is too dense.

Kelly Tune – Main Street - The project has no sense of community

Kristina Wyatt – Main Street- reminded the commission of the OZ Plan and Minturn's small town character.

Roy Hodginson- stated the project is too big.

Emily Martinez – Main Street – stated she is discouraged by what is happening in Minturn and that the project is too massive and out of character with the town.

Robert Martinez – Main Street – agreed with everyone else.

Public comment was closed at 7:50

Lynn Teach read from the Design Standards and Guidelines. She went on to state that the new fence excludes the neighbors and stated the town wants a smaller feel.

Woody Woodruff said the project is huge and would set a scary precedent. It is too urban, too massive and not compatible with the neighbors. Furthermore, it does not meet the purpose and objectives of the South Town Character Area and it is the commissions' responsibly to deny this application.

Tim Osborne stated it is out of character with the town.

**Motion by Kristi Bloodworth and seconded by Lynn Teach to deny CU 07-08. The motion passed 4-0**

**Motion by Kristi Bloodworth and seconded by Lynn Teach to deny DRB 07-13. The motion passed 4-0**

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**DISCUSSION ITEM # 3 – DRB 08-01; Design Review**

**Applicant:** Alan Goncharoff  
**Address of Property:** 1106 Main Street  
**Proposal:** To seek Design Review approval for an 11-unit condominium building  
**Zoning:** Residential Zone – South Town Character Area  
**Recommendation:** Approval with conditions.

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**DISCUSSION ITEM # 4 – CU 08-01; Conditional Use**

**Applicant:** Alan Goncharoff  
**Address of Property:** 1106 Main Street  
**Proposal:** To seek Conditional Use approval for an 11-unit condominium building.  
**Zoning:** Residential Zone – South Town Character Area  
**Recommendation:** Approval with conditions.

DRB 08-01 and CU 08-01 were presented concurrently. Chris Cerimele introduced the applications and then introduced the applicant.

Alan Goncharoff, applicant, provided a brief history of his company and his proposal.

Bill Reslock, project architect, presented design details of the building.

Genaro Magana, project partner/builder, went over the site plan. He stated that everyone is concerned with density but with the limited amount of land in town, there is a need for some density.

The meeting was opened for public comment.

John Rosenfeld – Main Street – stated there wasn't enough parking or landscaping

Kristina Wyatt – Main Street – said it was too massive and not enough parking.

Kelly Tune – Main Street – was worried about the verticality and stated that there was not enough parking and too much concrete but the design was a good start.

The public hearing was closed.

Woody Woodruff said the building was too massive but liked the architecture.

Lynn Teach said it was too urban.

Tim Osborne stated it was too massive and didn't have enough parking.

**The conditional use and design review applications were withdrawn by the applicant.**

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**DISCUSSION ITEM # 5 – VAR 08-01; Variance**

**Applicant:** Alan Goncharoff

**Address of Property:** 1106 Main Street

**Proposal:** To obtain a Variance to build a portion of an 11-unit condominium building on a slope in excess of 30%.

**Zoning:** Residential Zone – South Town Character Area

**Recommendation:** Approval with conditions.

**This application was withdrawn by the applicant**

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**DISCUSSION ITEM # 6 – MS 08-01; Minor Subdivision**

**Applicant:** John and Lisa Powers

**Address of Property:** 272 Main Street

**Proposal:** To seek subdivision approval for Lots 13, 14, 15 and the north 20' of Lot 16, Block E of the Booco's Addition to the Town of Minturn. The proposal is to create 2 lots from the existing lot.

**Zoning:** Mixed-Use Zone – Old Town Character Area

**Recommendation:** Approval with conditions.

Chris Cerimele introduced the application. He stated that the site coverage for lot 13 needs to be verified to ensure that the subdivision did not create a non conforming lot.

Motion by Kristi Bloodworth, Second by Lynn Teach to approve the application. The motion passed 4-0.

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