



**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, April 9, 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 7:03 by Chairman Woody Woodruff. Roll call showed Michael Gallagher, Kristi Bloodworth and Lynn Teach present. Commissioner Tim Osborne was excused absent.

Also present was Chris Cerimele, Town Planner.

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 Kristi Bloodworth. Seconded by Michael Gallagher. The motion passed 4-0

Approval of Minutes – Minutes from March 23, 2008

Motion to approve the March 23, 2008 minutes by M. Gallagher. Seconded by Lynn Teach. The motion passed 4-0

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

Town Planner Chris Cerimele introduced the proposal. Discussion Items # 1 & # 2 were discussed concurrently. He stated that the proposal requires Design Review Board (DRB) and Conditional Use approval for the duplex. Furthermore, he stated that the applicant has met all of the submittal requirements for DRB and Conditional Use applications and recommended approval of the applications subject to the conditions stated in the staff report plus the additional condition that the applicant divert the runoff from his property through an underground culvert to daylight on the opposite side of the street into an existing drainage swale.

Chairman Woodruff inquired why we are requiring this condition on this project when the Town hasn't required this of other applicants on Taylor Street.

Cerimele stated the issue was brought up by the Rod Cordova, Public Works Director, and that there are excessive drainage issues associated with this property. Furthermore, the Conditional Use process allows for provisions such as this.

C. Cerimele then introduced Ken Bridges, project architect.

Ken Bridges, Blueline Architects – He is proposing on behalf of BTR LLC. Ken stated that the overall design strategy for the project was to minimize the visual impact of the building on Taylor Street and to try to maintain the smaller residential scale of the neighborhood while at the same time trying to maximize the building's solar exposure to the south. This is partly why the building has a linear form. He stated that the building is within the zoning requirements for the Game Creek Character Area. The structure varies from 2 to 3 stories. Each building has its own 2 car garage. The exterior will have a rich material palette comprised of limestone veneer at the face with a natural patina wood siding and dark gray metal siding that is in the character of Minturn. Ken then stated he would take any questions.

Commissioner Gallagher inquired about the grade of the neighboring properties. Ken stated the elevation is approx. 10 feet from the property to the north.

M. Gallagher then stated that he didn't think the proposal was in conformance with the Town's design guidelines and asked the applicant to convince him otherwise.

W. Woodruff said he thought the design was neat but that it didn't play towards the street and that this design turned its back to the street. He said the design guidelines say that the primary entrance must be oriented to the street. As far as design reviews go, this is his big concern.

K. Bridges says this can be addressed by placing a door on the front. Furthermore, it still maintains orientation to the street by having a porch like element on the third deck.

M. Gallagher stated the roofline doesn't look like Minturn at all. He stated it doesn't belong in Minturn.

K. Bridges stated that there is an eclectic aesthetic in Minturn. You see shed roofs which are incorporated into this design, you see standing seam metal roofs which are incorporated into this design. Both work extremely well in this environment where you don't want to shed snow onto your neighbors' property.

Commissioner Teach stated that she drove up there to examine the site. She said it is a great design but it is too urban. There is nothing else like it on Taylor Street.

L. Teach inquired about the plans. She was concerned that there was a retaining wall blocking the driveway.

K. Bridges said those were existing features that will not be present once the building is constructed.

W. Woodruff reiterated his concern that the building did not have a front entrance. He then referenced the book *Pattern Language*. He said from the street all one sees is a garage and windows.

Commissioner Bloodworth stated other applicants were required to revise their designs before the Planning Commission approved them.

K. Bridges asked if the commission if they would feel more comfortable approving the project if he added a door along Taylor Street.

W. Woodruff stated that was one issue but there were others such as the building feeling too urban.

K. Bridges stated he would address the urban comment but the material palette would really anchor it too the site.

L. Teach said the only building in Town that is similar to this design is the Ironworks Building and all of the reactions she has heard about that building were negative.

K. Bridges stated that building lacked the richness of the material palette that he has used for his building.

L. Teach then asked if Ken had brought any samples

K. Bridges replied no.

W. Woodruff stated materials are fine but that is just for the skin. Our concerns are with the shapes. The building is too urban, boxy but he likes the eclectic nature of the design but is not fitting to the stuff around it.

K. Bridges stated that the design guidelines lend themselves to variety and design interpretation.

W. Woodruff asked Ken to work on the entry and make it more curb friendly.

M. Gallagher requested Taylor Street elevations that show the adjacent structures.

K. Bridges replied that it is a tough situation on Taylor because a lot of the places are going to change. To say that this design is not Taylor Street or not Minturn is shortsighted.

W. Woodruff opened the hearing for public comment

Joyce McSpadden – 532 Taylor Street- stated she liked the design but it is out of character of the area. She also was concerned about drainage. She reiterated that as she understands the definition of a Character Area, this design does not fit that term.

M. Gallagher asked the applicant if the retaining wall was stable.

C. Cerimele said an engineer has certified the wall stable.

Burke Harrington – Project Principal – Asked if there were any guidelines for building in the Game Creek Character Area.

W. Woodruff stated there are guidelines but they are very loose. It is the commissions' job to interpret them.

Ken Bridges stated that he pulled many elements from the design guidelines into his project design. He said that gable form roofs are great but he doesn't feel that they are appropriate for this project.

W. Woodruff stated he doesn't have a problem with shed roofs but the building has boxes and shapes that don't support each. He stated that they need to work on the curb appeal and then said that they should table the application and come back with a revised design.

Michael Gallagher made a motion to table the application. Lynn Teach seconded the motion. Motion passed 4-0

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 and recommended approval. He then introduced the applicant, Celso Medina.

Celso Medina stated he wanted to tear down the unit in the front and replace it with a new residence that would connect to the existing house in the rear. This would create a duplex.

M. Gallagher asked if duplexes are allowed.

C. Cerimele stated yes.

W. Woodruff inquired into the size of the lot and whether a subdivision was allowed on this property.

C. Cerimele stated that duplexes are uses by right in the South Town Character Area. A duplex was recently approved across the street that was subdivided into two lots that didn't meet the minimum lot size requirement. This is a flaw in the code that has been discussed with the Town Attorney.

M. Gallagher asked if this design constituted a duplex.

C. Cerimele stated that it definitely pushed the limit.

The commissioners agreed that the design was questionable and asked the applicant to come back with a revised design that reflected a stronger connection between the two buildings.

Celso Medina agreed to revise the plans by creating a more substantial attachment between the buildings.

Motion by Michael Gallagher to table the application. Second by Lynn Teach. Motion passed 4-0

DISCUSSION ITEM # 4 – DRB 08-04; Design Review Application

Applicant: Joseph and Jennifer Bianchi.

Address of Property: 222 Main Street

Proposal: To seek DRB approval for an addition to a single family residence.

Zoning: Mixed Use – Old Town Character Area

Recommendation: Approval with conditions

Kristi Bloodworth recused herself from this application due to the fact that she is the neighbor to the south. Chris Cerimele proceeded to introduce the application and recommended approval.

Jeff Armistead presented the proposal for his sister and brother-in-law. He stated that the existing home is more than 100 years old and is in need of additional space due to the owner's desire for a family.

W. Woodruff inquired about the building plans and Jeff Armistead provided details of the proposal.

M. Gallagher stated that this application is consistent with the Town's design guidelines and land use regulations.

W. Woodruff invited the public to comment on this application.

Kristi Bloodworth, Main Street, stated that she had no problem with the rear addition but was concern with the addition that would be on her side. She was concerned that the building will be so close to her house and that the sun will be blocked.

J. Bianchi, applicant, stated that he designed the windows to be higher the eyesight level so one wouldn't be able to look into the other residence. He also stated that they weren't adding a second floor to the building.

Motion by Michael Gallagher to approve DRB 08-04. Seconded by Lynn Teach. Motion passed 4-0

DISCUSSION ITEM # 5 – 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:** Approval with conditions

Chris Cerimele introduced the application and the applicant Tom Sullivan. An issue arose as to whether the 15’ access easement was consistent with the zoning regulations. Chris Cerimele read from section 16.17.4 of the Municipal Code which states that a 25’ access easement is required. Tom Sullivan requested an opinion from the Town Attorney and the application was tabled.

Motion by Michael Gallagher, Second by Lynn Teach to table the application. Motion passed 4-0

The meeting was adjourned at 8:45

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