
**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, June 25, 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. Commissioners present included Kristi Bloodworth, Tim Osborne, Lynn Teach and Michael Gallagher

Staff present included Town Planner, Chris Cerimele

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

Lynn Teach made a motion to approve the agenda as presented. Second by Kristi Bloodworth. Motion passed 5-0.

Approval of Minutes – Minutes from May 28, 2008

Tim Osborne made a motion to approve the minutes from May 28, 2008. Second by Michael Gallagher. Motion passed 5-0

DISCUSSION ITEM # 1 – MS 08-04; Minor Subdivision Application

Applicant: Tom Sullivan.

Address of Property: 1012 Main Street

Proposal: To seek approval for a minor subdivision of Parcel B of the Manzanares Lot Line Adjustment

Zoning: Residential – South Town Character Area.

Recommendation: Denial

Chris Cerimele introduced the application. He stated that he recommended denial due to the fact that the proposed subdivision would create a non conforming situation because the existing house would encroach into the rear setback.

A discussion ensued regarding how the setbacks are established. Michael Gallagher stated the front setback was based off of Main Street and the rear setback was based off of the Eagle River. Furthermore, the front was established so that each residence had a front yard and the rear setback was established so that cars were not backing out into a street. The side setback is for firefighting purposes.

The hearing was opened for public comment.

Garth Koelhoffer stated his concerns with the rear setback, width of the access easement and snow storage. He also stated that we should be trying to fix problems that were created in the past and not make them worse.

Beth McNichols of 1011 Main Street said she supported the proposal.

Further discussion ensued on the setback issue. The commissioners were unsure as to how to interpret the setback issue but decided to act on the application at the applicant's request.

A motion was made by Michael Gallagher to deny the application. It was seconded by Tim Osborne. The motion passed 5-0. The Planning Commission wanted to make a note to the Town Council regarding the setback issue.

DISCUSSION ITEM # 2 Request for a Setback Exemption

Applicant: Michael Deutschman and Mark Tamberino

Address of Property: 474 Main Street

Proposal: To seek a setback exemption for an outdoor patio

Zoning: Mixed Use – Old Town Character Area.

Recommendation: Approval

Chris Cerimele introduced the application. He stated that this was a request for a setback exemption pursuant to section 16.17.19 of the Minturn Municipal Code. The applicant has requested to place a patio in the front and side yard setback. This is an exempted use provided that the Planning Commission provides written approval.

Mark Tamberino elaborated on his request. He stated that they had reached an encroachment agreement with CDOT to construct a patio on a portion of their right-of-way.

The commission discussed the request and agreed to allow the setback exemption with the condition that all snow storage requirements must be met.

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