

**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, August 13, 2008**

Site Visit

**6:00 - 6:30 - 564 Taylor Street
6:30 - 7:00 - 273 Boulder Street**

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

Call to Order/Roll Call

Chairman Woody Woodruff called the meeting to order at 7:02. Commissioners present included: Stuart Brummet, Kristi Bloodworth, Lynn Teach and Michael Gallagher.

Also present was Chris Cerimele, Town Planner.

Approval of Agenda Items

Motion by M. Gallagher, second by K. Bloodworth to approve the agenda. Motion passed 5-0

Approval of Minutes - Minutes from July 23, 2008

Motion by S. Brummet, second by L. Teach to approve the minutes. Motion passed 5-0

DISCUSSION ITEM # 1 - VAR 08-02; Variance

Applicant: George Brodin

Address of Property: 273 Boulder Street

Proposal: To seek approval for a variance to build a detached garage within the rear lot setback.

Zoning: Residential - Old Town Character Area

Recommendation: Approval

DISCUSSION ITEM # 2 - DRB 08-06 Design Review

Applicant: George Brodin

Address of Property: 272 Boulder Street

Proposal: To seek Design Review Board approval for a detached garage.

Zoning: Residential - Old Town Character Area

Recommendation: Approval

Discussion items 1 and 2 were discussed concurrently. Chris Cerimele introduced the variance and design review applications.

Linda Brodin, provided background information.

The planning commission discussed various aspects of the proposal. The consensus was that for the proposal to be approved, the garage must be designed to realistically accommodate 2 cars so they would not have to back directly onto Boulder Street. It was suggested to the applicant that the proposed deck be redesigned so there would be more room to pull in and out of the garage. There were also concerns with the amount of impervious surfaces and lack of landscaping.

A motion was made by K. Bloodworth and seconded by M. Gallagher to table the application until revisions could be made. The motion passed 5-0

DISCUSSION ITEM # 3 – VAR 08-03; Variance

Applicant: Simon and Julia Dixon

Address of Property: 564 Taylor Street

Proposal: To seek approval for a variance to build a portion of a single-family residence on land sloping in excess of 30%.

Zoning: Residential – Game Creek Character Area

Recommendation: Denial

DISCUSSION ITEM # 4 – DRB 08-07 Design Review

Applicant: Simon and Julia Dixon

Address of Property: 564 Taylor Street

Proposal: To seek Design Review Board approval for a single-family residence.

Zoning: Residential – Game Creek Character Area

Recommendation: Denial

Discussion items 3 & 4 were discussed concurrently.

Michael Pukas, project architect and representative for the applicants, described the proposal. The commissioners discussed various aspects of the proposal. They asked for a copy of the sales agreement that outlined the requirement to remove the encroachment from the property to the south. There was also a question as to whether the lot was a legal lot of record.

Tom Sullivan stated that he felt it was unfair to require a variance for one of his projects when others in the past were not required to get a variance.

Chris Cerimele stated that the code is being equally applied and he cannot be held responsible for what other planners may or may not have required in the past.

The meeting was opened for public comment.

Rob Baumgartner, Taylor Street, stated he was concerned about the Minturn mile trail.

A discussion ensued regarding the Minturn Mile Trail. The applicant's representatives maintained that the trail would remain open.

Chris Cerimele stated that he spoke with Oran Palmateer earlier in the day and that he supported the project.

A motion was made by K. Bloodworth and seconded by L. Teach to approve the applications with the following conditions:

- **The applicant must provide a copy of the sales agreement to the town.**
- **The applicant must submit a detailed drainage plan before issuance of a building permit.**
- **The applicant must submit a signed and stamped plan from a licensed civil engineer certifying that the rear retaining wall is properly designed before a building permit is issued.**
- **The applicant must submit a landscaping plan prior to a building permit being issued.**
- **The applicant must pay all required fees relating to the proposal.**

The motion passed 5-0

DISCUSSION ITEM # 5 – DRB 08-05; Design Review

Applicant: Minturn Cemetery District

Address of Property: 808 Cemetery Road

Proposal: To seek Design Review Board approval for a mausoleum building.

Recommendation: Pending revised drawings

Jim Calgaro, Lisa Bishu and John Sheehan of the cemetery board presented revised drawings to the planning commission. The commissioners were appreciative of the design modifications but remained unsatisfied with the design. The applicant agreed to make additional modifications.

A motion was made by K. Bloodworth and seconded by S. Brummet to table the application. The motion passed 5-0

New Business:

Community Plan Update

Commissioner Woodruff asked his fellow commissioner to come up with specific topics to be used to derive a community survey. Example topics include: what to do with Ginn revenue; Eagle River; traffic; density...