

**Town of Minturn  
Planning and Zoning Commission Minutes  
Wednesday, August 27, 2008**

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

**Call to Order/Roll Call – 7:03**

Members present included chairman Woody Woodruff, Kristi Bloodworth, Stuart Brummet, and Lynn Teach.

Town Planner Chris Cerimele was also present

**Approval of Agenda Items** – Motion by K. Bloodworth, second by L. Teach to approve the agenda. Motion passed 5-0

**Approval of Minutes** – Minutes from August 13, 2008 – Motion by L. Teach, second by K. Bloodworth to approve the minutes. Motion passed 5-0

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**DISCUSSION ITEM # 1 – DRB 08-08 Design Review**

**Applicant:** Alex and Susan Mitchell

**Address of Property:** 501 Pine Street

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

**Zoning:** Residential – Old Town Character Area

**Recommendation:** Approval

Chris Cerimele introduced the application and recommended approval with the condition that an additional off-street parking space be included in the final site design.

Commissioner Brummet recused himself from this hearing since he is the business partner of the applicant's representative.

Ken Bridges, project architect and applicant representative, presented his design concept. He stated that the building would be constructed primarily with reclaimed Swiss wood siding and have a composite slate roofing of a dark gray color.

W. Woodruff inquired about the additional parking space.

Ken Bridges indicated the additional space on a revised site plan that he showed to the commission.

M. Gallagher inquired about the fire rating of the roof.

Ken Bridges stated that it has a Class A rating – the highest there is.

M. Gallagher stated he is excited by the proposal.

A general discussion about the neighborhood and neighboring properties ensued between the commissioners and the applicants – Susan and Alex Mitchell.

W. Woodruff said he was happy to see locals building in the community.

The Mitchells described how the building was being constructed in Switzerland before being shipped to the U.S. They said it could be put together in 10 days.

**A motion was made by Kristi Bloodworth and seconded by Lynn Teach to approve DRB 08-08 with the following conditions:**

- **An additional on site parking space will be included with the site design.**
- **The applicant will pay all of the required fees related to the development proposal.**

**The motion passed 5-0**

**DISCUSSION ITEM # 2 – 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:** Approval

Chris Cerimele introduced the application and recommended approval for the project. He then introduced John Sheehan of the Minturn Cemetery District. John proceeded to present the new design changes.

K. Bloodworth stated that she was supportive of the new changes.

The commissioners discussed the new changes. They instructed the town planner to ensure that the granite colors that were presented at the previous meeting would be used for construction.

**A motion was made by Kristi Bloodworth and seconded by Michael Gallagher to approve DRB 08-05.**

**The motion passed 5-0**

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**New Business:**

**221 Main Street.** Chairman Woodruff stated that there appeared to be illegal construction occurring at 221 Main Street. The town planner was instructed to investigate the situation and issue a stop work order if necessary.

**Community Plan Update.** A general discussion occurred regarding the community plan update.