
**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, September 24, 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 7:04. All Planning Commission members were present including Michael Gallagher, Stuart Brummet, Lynn Teach, Vice Chair Kristi Bloodworth, and Chairman Woody Woodruff. Town Planner Chris Cerimele was also present.

Approval of Agenda Items – Kristi Bloodworth made a motion to approve the agenda. The motion was seconded Michael Gallagher. The motion passed 5-0

Approval of Minutes – Minutes from September 10, 2008
Stuart Brummet made a motion to approve the minutes. It was seconded by Michael Gallagher. The motion passed 5-0

DISCUSSION ITEM # 1 – DRB 08-09; Design Review

- Applicant:** Tom Warzecha
- Address of Property:** 221 Main Street
- Proposal:** To seek Design Review Board approval for an addition to a single-family residence.
- Zoning:** Mixed-Use – Old Town Character Area
- Recommendation:** Approval with conditions

Chris Cerimele introduced the application. He stated that the applicant has responded to the commissioners' previous concerns and submitted revised plans that conform to the setback requirements. With the new revisions, he recommended approval of the project.

W. Woodruff asked Mr. Warzecha if he wished to address the board. He said no.

W. Woodruff inquired about snow storage. He stated that the applicant must designate a snow storage area on the site plan. He suggested and the applicant agreed to designate snow storage on the Boulder Street side.

S. Brummet suggested a minor revision to the interior design that would allow for a larger dining room area.

W. Woodruff inquired about the front stoop. Chris Cerimele recited section 16-17-190 § 10-A of the Minturn Municipal Code that states, *Unroofed terraces and patios not to exceed forty-eight inches above grade may encroach up to one-half the required setback.*

W. Woodruff inquired if there were any other comments or questions. There were none.

M. Gallagher made a motion to approved DRB 08-09 with the following conditions.

- The applicant will pay all required fees related to the development;
- The applicant will submit a revised site plan showing designated snow storage areas.

The motion was seconded by K. Bloodworth. The motion passed 5-0.

DISCUSSION ITEM # 2 – DRB 08-10; Design Review

Applicant: Lael Engstrom

Address of Property: 1131 Main Street

Proposal: To seek Design Review Board approval for a duplex residence.

Zoning: Residential – South Town Character Area

Recommendation: Denial

Chris Cerimele introduced the application and the applicant’s representative/project architect, Michael Pukas. Chris stated that the main zoning requirements have been met but that the building design does not conform to the design guidelines due to the fact that the front of the building and its primary entrance are not oriented towards the street. He further stated that the commission has required other applicants to revise their building designs to conform to this standard before granting approval.

Michael Pukas addressed the commission. He stated that during the design of the building they investigated several options for accessing the site. He stated that the goal was to provide a driveway with access to both units. His investigation showed that the proposed design was the best way to access the site for both units. The current plan allows both owners to be able to drive into their garages and back out without having to back onto Main Street. He further stated that they knew from the building that the design didn’t conform to the guidelines but were willing to take a chance with the board to get it approved. He stated that the orientation of the proposed building suited the site and building layout quite well- more so than if the building was designed so the front faced Main Street.

W. Woodruff asked if there were any comments from the board.

L. Teach inquired on the building’s finish materials.

M. Pukas stated they intended to use green stucco and a blue metal roof.

W. Woodruff cited the portion of the Design Standards and Guidelines that state the front of the building and its primary entrance must be oriented towards the street. He further stated that he liked the design of the building and it would contribute to the eclectic nature of the town. However, each house needs to be inviting and not turn its back on the street.

A discussion ensued between Lael Engstrom, Michael Pukas, and the Planning Commission regarding the site layout and building design. The commission suggested some alternative layouts that would accommodate the design guidelines.

The applicant made comments regarding the appearance of the Enclave.

The commission responding that that project was approved prior to the adoption of any design guidelines.

Woody Woodruff stated that although the Code is not clear in all aspects, it clearly states in the design guidelines that the front of the building and the primary entrance must be oriented towards the street.

Kristi Bloodworth stated that the commission has made multiple applicants redesign their projects to adhere to this standard.

M. Pukas stated that just because a door faces the main street that it is the best solution or only solution.

Further discussion ensued regarding the building design, roof lines and the exterior finishes.

The applicant requested that the planning commission grant preliminary approval so they can move forward with the foundation work.

Chris Cerimele stated that it is within reason but they would have to come back with for approval of the final design.

M. Gallagher stated that he was ok with this as long as they didn't start framing the building.

M. Gallagher made a motion to grant preliminary approval that would allow for foundation work to begin. Modified plans must be submitted and approved by the Design Review Board for construction to begin. The revisions must include a revised entrance that faces the street and the applicant must also submit stucco and material samples before final approval is granted and a building permit is issued.

The motion was seconded by S. Brummet. The motion passed 5-0.

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