

Town of Minturn Planning Commission Agenda

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

Call to Order/Roll Call

The meeting was called to order by Chairman Woody Woodruff at 7:14. Other commissioner present included Vice Chairman Michael Gallagher and Lynn Teach. Stuart Brummett and Kristi Bloodworth were absent.

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

Approval of Minutes – Minutes from February 11, 2009

Motion by Michael Gallagher and seconded by Lynn Teach to approve the minutes from 2.11.09. The motion passed 3-0

Discussion Items: none

Action Items:

- 1. Consideration of land use applications VAR 09-01; A request to build a single-family residence on a portion of land that slopes in excess of 30%. The property is located at 564 Taylor Street.**
- 2. Consideration of land use application DRB 09-01; A request for Design Review Board approval to build a single-family residence at 564 Taylor Street.**

Action items 1 and 2 were tabled until the 3/25 Planning Commission meeting do to the lack of a quorum. Commissioner Woodruff recused himself due to the fact that he owns property to the south of the subject parcel.

- 3. Consideration of land use application CU 09-02; A request for a conditional use permit to build a multi-family, mixed-use building at 1003 Main Street.**
- 4. Consideration of land use application DRB 09-02; A request for conceptual Design Review Board approval for a multi-family, mixed-use building at 1003 Main Street.**

Chris Cerimele introduced action items 3 and 4 and went through a brief presentation. He stated that both applications were related to the same project. The applicant intends to gain conditional use approval for a multi-family residential building in the commercial zone of the South Town Character Area. If and when

the applicant receives conditional use approval from the Town Council, they will have to come back before the Design Review Board for final approval of the site plan and project architecture.

C. Cerimele stated that staff believes the proposal is in accordance with the community development objectives of the town but that the parking would need to be reconfigured so that traffic would not have to back directly onto Main Street.

Staff recommended approval of the conceptual design subject to the following conditions:

- Submittal of a landscape plan in accordance with the provisions of section 16-17-160 prior to final DRB review;
- Submittal of a revised site plan that includes snow storage areas;
- Submittal of finalized building elevations that illustrate facade materials and colors;
- The applicant will reconfigure the parking so that no cars will back onto the highway.

Daniel Armistead, Delcor Design and Construction Group (DDCG), owner and developer provided a background on the history of the company and their intent on developing the property. They intend to build 3 condo units with 1 of the 3 units containing a small office. He stated that they just finished the residential project at 222 Main Street and intend to use a similar construction style on this project.

Jeff Armistead, DDCG, 632 Main Street, reiterated that they intended to do something similar in quality and architectural style as 222 Main St. They want to bring back some of the old character of the town with this project.

A discussion ensued regarding the use of the office. The applicant stated that it would be used as an office for their construction business.

The hearing was opened for public comment

Tom Sullivan, Nelson Street, spoke on behalf of himself and the neighboring property owner, Beth McNichols who was also in the audience. He stated that he thought it was a great project and it would enhance the neighborhood. He said there were issues that still needed to be worked out such as drainage but he understood that they would be worked out at the next stage.

A discussion ensued regarding the shared driveway between the neighboring property. D. Armistead stated that the shared access does show up on a title search and on the plat. He also stated that they designed the building to accommodate the neighbor and would be willing to formalize an agreement.

D. Armistead stated that there will only be 3 units created with this proposal. The office space will be attached to unit A.

M. Gallagher requested that the applicant submit a side elevation of the property and a Main Street elevation that illustrates the proposal in relation to the neighboring properties.

L. Teach stressed the importance of properly landscaping the site.

A discussion ensued regarding the parking configuration for the proposal. W. Woodruff stated that the commission would not support the proposal as it currently stands. It would not be possible to approve a project that requires cars to back onto the highway.

L. Teach made a motion to recommend approval to the Town Council for land use application CU 09-02 subject to the following condition: the applicant must obtain final Design Review Board approval. The motion was seconded by M. Gallagher.

The motion passed 3-0

M. Gallagher made a motion to table DRB 09-02 to a future date to be determined. L. Teach seconded the motion. The motion passed 3-0.

Planning Director's Report

Commissioner Comments

Town Council Comments

Adjournment 8:30