

**Town of Minturn  
Planning Commission Agenda  
April 8, 2009**

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

**Call to Order/Roll Call**

Prior to the meeting, Woody Woodruff announced that he was resigning his position on the Planning Commission.

Vice-Chairman M. Gallagher called the meeting to order at 7:07. Other members present included Stuart Brummett, Lynn Teach and Kristi Bloodworth.

Planning Director Victor Villarreal and Assistant Town Planner Chris Cerimele were also present.

**Approval of Agenda Items**

K. Bloodworth made a motion to approve the agenda. It was seconded by s. Brummett. The motion passed 4-0

**Approval of Minutes** – Minutes from March 25, 2009

S. Brummett made a motion to approve the minutes with minor modifications. K. Bloodworth seconded the motion. The motion passed 4-0

**Discussion Items: none**

**Action Items:**

- 1. Election of new Planning Commission Chair and Vice-Chair for the term March 31, 2009 – March 31, 2010.**

L. Teach made a motion to nominate S. Brummett as Chairman of the Planning Commission. S. Brummett accepted the nomination. K. Bloodworth seconded the motion. The motion passed 3-0.

At this point, the meeting was turned over to the new chairman, S. Brummett.

S. Brummett made a motion to nominate L. Teach as vice-chair. L. Teach accepted the nomination. K. Bloodworth seconded the motion. The motion passed 3-0

- 2. Consideration of land use application DRB 09-03; A request for Design Review Board approval to construct a single-family home at 344 Eagle Street. The subject parcel is located in the mixed-use zone of the Old Town Character Area.**

S. Brummett announced that he was recusing himself from both hearings since his firm was involved with both projects. L. Teach, vice-chair, took over the meeting.

Chris Cerimele introduced the item and recommended denial of the request because the scale and bulk of the proposal was inconsistent with the adopted Design Standards and Guidelines for the Town of Minturn. He also stated there was a concern with the location of the snow storage and that the proposed location could hinder access to the rear of the building. Additionally, he pointed out the development potential of the remaining lot could be hindered due to the size of this proposal and that a large portion of the proposed landscaping would be lost once the rest of the property is developed.

John "Woody" Woodruff, applicant 494 Eagle St, spoke in regards to his proposal. He first provided a background on his time in Minturn on the project history and went on to state that he and his wife Lynn spent 9 months designing the house themselves before they turned it over to Blueline Architects. He said the initial plan was to do a subdivision but they have since changed those plans. Once they know what they intend to do with the front lot, they will go through the subdivision process. He apologized for misstating the size of the place in his letter of intent and clarified that the number presented was the above ground square footage that the neighbors would see.

Ken Bridges, Blueline Architects, representative for the applicant, spoke in regards to the architecture of the house. He presented a model of the home and indicated that it was intentionally designed to be stepped back from the neighbor's home and that it will not cast shadows on the neighbor's home.

W. Woodruff pointed out that the subject lot is over 13,000 sq. ft. and that the proposal is well within the guidelines. He also stressed that the home was designed to not overwhelm the neighboring property and that it is over 11' from the side setback.

L. Teach opened the meeting for public comment.

Karm Trygg, 304 Eagle St., stated that determining the maximum size for a building is a subjective opinion and that the guidelines need to be clearer because they are confusing as they are currently written.

Tom Sullivan, 116 Nelson St., stated that he likes the house and it will be a great addition to Minturn.

Michael Pukas, Gypsum, said he was not familiar with the design of the house but his personal opinion is that the Town's codes need to be relevant but you can't deny the home because it is too big.

The public comment period was closed and the Commission discussed the associated issues with the staff.

C. Cerimele read from the adopted design standards and guidelines and reiterated that he felt that the proposal did not adhere to the guidelines.

V. Villarreal stated that the staff was not shown the requested elevation depicting the proposed building in relation to the neighboring home.

L. Teach disclosed that the applicant had invited her and M. Gallagher over after a previous meeting to view a model of the proposal but that no specifics were discussed and that no opinions were given on the project.

M. Gallagher inquired about the size and number of total parcels associated with the site. A general discussion ensued regarding the design of the house. K. Bloodworth stated that she liked the home and was not opposed to the size.

Kristi Bloodworth made a motion to approve DRB 09-03 subject to the following conditions:

- The applicant will submit a utility plan that is approved by the public works director prior to the issuance of a building permit.
- The applicant obtains all permits and pays all fees related to the development of this proposal.

M. Gallagher seconded the motion.

The motion passed 3-0

**3. Consideration of land use application DRB 09-04; A request for Design Review Board approval to construct an 894 sq. ft. addition to Holy Toledo at 191 Main St. The property is located in the commercial zone of the Old Town Character Area.**

Chris Cerimele introduced the item and stated that staff was recommending approval of this item. K. Bridges provided details on the design of the building and then introduced the owners, Eric and Heather Schultz. They stated that they love the Minturn community and are looking forward to expanding their business here.

V. Villarreal reiterated the staff recommendation of approval.

The commission discussed the proposal and suggested that the applicant add colored glass to the Toledo St. side to resemble a stain-glass window.

M. Gallagher made a motion to approve DRB 09-04 subject to the following condition:

- Any major changes to the design of the building will require DRB approval.

K. Bloodworth seconded the motion.

The motion passed 3-0

**4. Endorsement of the Executive Summary of the 2009 Minturn Community Plan.**

V. Villarreal summarized the Executive Summary of the 2009 Minturn Community Plan. Minor grammatical changes were made to the document.

K. Bloodworth made a motion to endorse the **Executive** Summary of the 2009 Minturn Community Plan. It was seconded by M. Gallagher.

The motion passed 4-0

**Planning Director's Report**

**Commissioner Comments**

M. Gallagher inquired if the commission should ask the Town Council to appoint 2 additional commissioners.

L. Teach announced that she would be out of town the first week of May.

**Adjournment**

The meeting was adjourned at 9:38