
Town of Minturn

Planning Commission Agenda

April 22, 2009

Regular Meeting - 7:00 p.m.

Minturn Town Center – 302 Pine Street

Call to Order/Roll Call

Chairman Stuart Brummett called the meeting to order at 7:04 pm. Also present was Vice-Chair L. Teach and Commissioners Michael Gallagher and Kristi Bloodworth.

Staff present included Planning Director Victor Villarreal and Assistant Town Planner Chris Cerimele

Approval of Agenda Items

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

Approval of Minutes – Minutes from April 8, 2009

L. Teach made a motion to approve the minutes as presented. M. Gallagher seconded the motion. The motion passed 4-0

Discussion Items: none

Action Items:

- 1. Consideration of Land Use Applications CU 09-03; A Request for a Conditional Use Permit to construct a single-family home at 115 Nelson Ave. The property is located in the commercial zone of the Old Town Character Area**

Chris Cerimele introduced the agenda item and gave a brief presentation outlining the details of the proposal. He told the commission that they were only reviewing a request to allow a single-family home in the commercial zone of the Old Town Character. He recommended approval for the residential use but stated that he did not feel that the design of the building fit into the Old Town Character Area.

Tom Sullivan – applicant and Nelson Street resident- said his proposal was consistent with what has been approved in that area.

S. Brummett asked the applicant why he was not proposing to build commercial space. T. Sullivan replied that the market does not support it at this time but that the building could be constructed so that the bottom floor could be converted to commercial space. L. Teach expressed her desire for a mixed-use building and stated that it should be a condition of approval that it be constructed as such. The applicant stated that he would prefer that the application be denied rather than accepting that as a condition and that he would rather take his chances with the Town Council.

Chairman Brummett stated that the Town cannot continue missing opportunities to develop the commercial core. He envisioned a Williams Street plaza that extended from Chily Willys to the Mollie G Building. He stated that a residential home in the commercial zone is inappropriate.

The Commission continued to discuss the benefits of having commercial space at the location and expressed their collective desire to have a mix-use building constructed at the site. They wanted the Town Council to know that they were willing to approve the project as a mixed-use building with ground-floor commercial space but they were going to deny the application at the request of the applicant.

Commissioner Gallagher made a motion to deny the application for Conditional Use Permit application CU 09-03. It was seconded by L. Teach. The motion passed 4-0

Commissioner Brummett stated for the record that it would make more sense to develop the two lots together and that a mixed-use building would relate better to the downtown area.

Planning Director's Report

V. Villarreal announced the upcoming community clean-up day on Saturday, May 16th.

The Town will host additional community meetings relating to the Community Plan at the end of May. Details will be forthcoming.

Commissioner Comments

Adjournment 8:15