

**Town of Minturn
Planning Commission Agenda
May 27, 2009**

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

Call to Order/Roll Call

The meeting was called to order at 7:06 pm by Chairman Stuart Brummett. Other Commissioners present included Vice-Chair Lynn Teach and Michael Gallagher.

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

Approval of Agenda Items

L. Teach made a motion to approve the agenda as presented. M. Gallagher seconded it. The motion passed 3-0

Approval of Minutes – Minutes from April 22, 2009

M. Gallagher made a motion to approve the minutes from 4.22.09. L. Teach seconded it. The motion passed 3-0

Discussion Items: none

Action Items:

- 1. Consideration of a request to modify the initial Planning Commission approval of Land Use Application VAR 09-01; A variance request to construct a single-family residence on a portion of land sloping in excess of 30%**

C. Cerimele introduced the agenda item. He stated that it was simply a request to modify the initial Planning Commission condition of approval that only allowed a 27% disturbance to the portion of the lot with a slope greater than 30%. The applicant made modifications to the design of the building per the Planning Commissions' request and is now requesting that the Planning Commission modify the initial condition to allow a disturbance of 32%. C. Cerimele stated that the new submittal is does not substantially differ from what was originally approved by the Planning Commission on March 25, 2009 and that staff recommends approval of the modification.

M. Pukas, project architect and representative for the applicant, outlined the changes that necessitated the increase in the amount of hillside disturbance. These changes included stepping the upper floor of the building back and modifying the retaining wall in the rear of the building.

S. Brummett opened the hearing to public comment. There was no one in attendance that spoke regarding the application and the hearing was closed to public comment.

M. Gallagher made a motion to approve the application with the modified condition. The new conditions of approval are:

- The applicant will indemnify and hold harmless the Town against any hazards that result due to this project;
- The applicant will submit retaining wall plans from a civil engineer prior to the issuance of a building permit;
- Not more than 32% of the portion of the property that is sloped in excess of 30% can be disturbed.

L. Teach seconded the motion. The motion passed 3-0

2. Consideration of Land Use Application DRB 09-02; A request for Design Review Board approval for a mixed-use, multi-family building at 1003 Main Street. The property is located in the commercial zone of the South Town Character Area.

C. Cerimele introduced the application and stated that the Planning Commission and Town Council approved the request for a conditional use permit to allow a multi-family building in the commercial zone of the South Town Character Area. The applicant, Jeff Armistead, was now here to gain Design Review Board approval for the building design and site plan.

Jeff Armistead stated that they had addressed the Planning Commissions previous concerns by providing a landscape plan and colored renderings that show the building in the context of the adjacent properties. Additionally, they reconfigured the parking so that no cars would back onto Highway 24 and that the building footprint was shrunk to approximately 41.25% of the site.

S. Brummett stated that the parking in the front of the building should be pulled back to provide additional snow storage. He also stated that there should be additional green space along the building and that the elevations should match the plans. He wanted to see plans with that were as detailed as construction documents and that they should also bring material samples to the next meeting.

J. Armistead stated that the majority of the driveway would utilize a snowmelt system and that it would be possible to pull snow from the front of the building to the rear snowmelt system. A discussion ensued regarding the shortcomings of snowmelt systems. It was agreed upon that additional area in the front of the building would be dedicated to snow storage.

M. Gallagher stated that the building was too big for such a small parcel and that it was out of scale with the neighborhood. He added that the amount of impervious surface was too great. Additionally, he requested a plan that showed the neighboring homes in relation to the proposed building.

The Commissioners proceeded to discuss the proposal and decided to table the application pending the resolution of the following issues:

- Making the front garage usable;
- Increasing the amount of landscaping in front of the building;
- Revising the landscape plan to show a green zone between the property boundary and street;
- Adding green pockets of vegetation surrounding the building;
- Making the building elevations match the plan drawings;
- Providing a list and samples of the proposed building materials.

L. Teach made a motion to table the application until the above items have been addressed. M. Gallagher seconded the motion. The motion passed 3-0

Planning Director's Report

1. 2009 Minturn Community Plan Update

V. Villarreal summarized the two previous Community Plan meetings and stated that attendance was poor. He stated that there has been a significant amount of work that has already taken place over the past five months but that it was now time to move forward with the plan. Staff would be creating drafts over the next couple of months and working with the Planning Commission in work sessions prior to each meeting to refine the plan. The Council chambers would be used to display preliminary drafts and that the community was welcome to come in at any time to review them.

Commissioner Comments

Adjournment: The meeting was adjourned at 8:30 pm.