

# Town of Minturn

## Planning Commission Agenda

### September 9, 2009

#### Regular Session - 7:00 p.m.

Minturn Town Center – 302 Pine Street

#### **Call to Order/Roll Call**

The meeting was called to order at 7:03 pm by chairman Stuart Brummett. Also present were vice-chair Lynn Teach, Michael Gallagher, Lael Engstrom and Tim Osborne.

Staff present included Director Victor Villarreal and planner Chris Cerimele.

#### **Approval of Agenda Items**

M. Gallagher made a motion to approve the agenda as presented. L. Teach seconded it. The motion passed 5-0

#### **Approval of Minutes** – Minutes from August 26, 2009

M. Gallagher made the following revisions to the 09.26.09 minutes:

- Action Item 1 pg. 2. The applicant will provide window boxes and hanging baskets.
- The Commission emphasized the fact that they approved the variance because they wanted to meet the Town goal of creating viable commercial space in the downtown core.

**Public Comment** – Members of the public may have 5 minutes to comment on any item they wish that is not on the agenda

None

#### **Action Items:**

1. **Consideration of Land Use Application CU 09-05; A request for a Conditional Use Permit to operate a motorcycle retail, service, and fabrication shop in the commercial zone of the South Town Character Area. The parcel is located at 1040 Main Street – Unit D. Applicant: Dan Holtcamp.**

Chris Cerimele introduced the item and recommended approval for the CUP application. T. Osborne disclosed that he lived directly behind the proposed site. L. Engstrom recused herself due to the fact that she owns property near the site and felt that she had a financial interest in the matter.

The applicant, Dan Holtcamp, provided an overview of his business operation. He stated that it will have minimal impact on the area and pointed out that there is already a substantial number of motorcycles traveling through the town.

S. Brummett asked if the applicant had looked into other locations within the town. D. Holtcamp stated that this is the first suitable commercial space that he has come across in two years.

M. Gallagher inquired about the hours and methods of operation. D. Holtcamp stated that all work will be performed inside the building and the hours will be what were stated in his letter of intent.

The meeting was opened to public comment.

Randy Quintana, 1071 Main St., stated that he was concerned with the amount of noise that would be generated from the business but he would be ok with it if measures were taken to minimize the noise.

Arnold Martinez, Main Street, stated his main concern was with the potential noise generated by the operation.

The meeting was closed to public comment.

A discussion ensued regarding measures that could be taken to minimize the impact to the public. The commission agreed on the following: limiting the hours of operation from 9:00 am – 5:30 pm – Tuesday through Saturday – year round and reviewing the operation in two years to determine whether to revoke the CUP or revise the conditions of approval.

Michael Gallagher made a motion to approve CU 09-05 with the following conditions:

- Year-round operating hours of 9:00 am – 5:00 pm – Tuesday – Saturday;
- The Planning Commission will review the operation after a 2 year period to determine whether new conditions need to be placed on the business;
- The owner will take reasonable measures to limit the amount of noise to the surrounding area.

L. Teach seconded the motion. The motion passed 4-0.

## **2. Consideration of Land Use Application DRB 09-05; A request for preliminary Design Review Board Approval for a single family residence – Applicants: Steve and Lisa Sprug**

C. Cerimele introduced the item and said it was incomplete at this time. He stated that the applicants wanted to obtain approval for the design of the home so that construction of it could begin at the factory.

S. Brummett stated that the Planning Commission can not approve incomplete applications. The applicant, Stephen Sprug, stated that Marcin Engineering was in the process of completing the site plan.

L. Teach made a motion to table the application until. It was seconded by M. Gallagher. The motion passed 5-0

**Discussion Items:** 2009 Minturn Community Plan

V, Villarreal provided the commissioners with an update on the Town Council work session that occurred September 2<sup>nd</sup> and thanked those who attended.

**Planning Director's Report**

V. Villarreal reminded the commissioners to submit their comments on the revised land use definitions.

**Commissioner Comments**

**Adjournment – 8:45**