

**Town of Minturn
Planning Commission Agenda
September 23, 2009**

Work Session (review proposal for 115 Nelson Ave) – 6:30 p.m.

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

Call to Order/Roll Call

The meeting was called to order at 7:19 pm by Chairman Stuart Brummett. Also present were Vice-Chair Lynn Teach, Michael Gallagher, Tim Osborne and Lael Engstrom.

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

Approval of Agenda Items

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

Approval of Minutes – Minutes from September 9, 2009

A motion to table the minutes was made by L. Teach. It was seconded by M. Gallagher. The motion passed 5-0

Public Comment

None

Action Items:

- 1. Consideration of Land Use Application VAR 09-03; A request for a variance to construct an attached garage in the front yard setback at 789 Main Street. The parcel is located in the residential zone of the South Town Character Area. Applicant: Western Capital Partners.**

Chris Cerimele introduced the application and stated that staff recommended approval of the variance request.

Luke Davis, applicant representative for Western Capital Partners- Denver, provided a brief history of the project. His company recently assumed control of the property and they are seeking a setback variance to construct an attached garage. He noted that he spoke to as many surrounding property owners as he could and all but one supported the project.

The meeting was opened to public comment.

Robert Martinez, Minturn, CO, was concerned with snow storage on the subject parcel. He also noted that the landscaping on the duplex next door should be completed.

A discussion ensued regarding snow storage. Staff stated that this issue would be address at the design review stage.

M. Gallagher noted his concern with the lack of snow storage.

L. Engstrom stated that the property is currently an eyesore and that it is virtually unsalable without a garage. She also noted her concern with the building height.

M. Gallagher made a motion to approve land use application VAR 09-03. It was seconded by L. Teach. The motion passed 5-0.

After the vote, the Commission noted to the applicant their concerns with the building height and lack of snow storage on site. The applicant stated that he would work with the staff to address these issues.

2. Consideration of Land Use Application DRB 09-05; A request for Design Review Board Approval for a single family residence at 525 Pine Street. The parcel is located in the residential zone of the Old Town Character Area. Applicants: Steve and Lisa Sprug

Chris Cerimele introduced the application and stated that the applicants have provided a site plan. He recommended approval of the request.

Since the applicants were not in attendance, the Commission discussed the request and their concerns with the condition of the site. They noted that the site needs to be cleaned prior to the commencement of construction. They also wanted the applicants to submit a landscape plan to the staff.

Lael Engstrom made a motion to approve land use application DRB 09-05 with the following conditions:

- The applicants will clean the site prior to the issuance of a building permit.
- The applicants will submit a landscaping plan to the staff prior to the issuance of a building permit.

Michael Gallagher seconded the motion. The motion passed 5-0.

Discussion Items: 2009 Minturn Community Plan

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V. Villarreal noted that progress was being made on the 2009 Community Plan and a draft version is forthcoming in October.

Commissioner Comments

None

Adjournment

M. Gallagher made a motion to adjourn the meeting. It was seconded by T. Osborne. The motion passed 5-0. The meeting adjourned at 8:40.