

## **Town of Minturn Planning Commission Agenda October 14, 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 7:05 by Chairman Stuart Brummett. All other Commissioners were present including Vice-Chair Lynn Teach, Lael Engstrom, Tim Osborne and Michael Gallagher.

Staff Present included Planning Director Victor Villarreal and Asst. Town Planner Chris Cerimele

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

M. Gallagher made a motion to approve the agenda. It was seconded by T. Osborne. The motion passed 5-0.

#### **Approval of Minutes – Minutes from September 9, 2009**

Motion by L. Teach and second by T. Osborne to approve the 9.9.09 minutes. The motion passed 5-0.

#### **Minutes from September 23, 2009**

Motion by M. Gallagher and second by T. Osborne to approve the 9.23.09 minutes. The motion passed 5-0.

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

Charles Overy, owner – LGM Models Minturn, CO, expressed his concerns about his commercially zoned parcel being designated as residential on the future land use map.

#### **Action Items:**

1. Consideration of Land Use Application DRB 09 - 07; A request for Design Review Board approval for a single family residence 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 agenda item and the applicant- Luke Davis of Western Capital Partners and the project architect- Patrick Stevenson. Patrick Stevenson presented the new design and stated that the building height was lowered to comply with the height limit.

A lengthy discussion ensued regarding the height of the building and the method the staff used to calculate the building height. V. Villarreal stated that the measurement was taken from the mid-point of the grade and that this method was consistent with recent practice. The Planning Commissioners were uncomfortable with the height of the building and stated that it exceeded the maximum allowable height.

A motion was made by M. Gallagher to deny DRB 09-07. It was seconded by T. Osborne. The motion passed 5-0

2. Consideration of Land Use Application DRB 09-06; A request for Design Review Board Approval for a mixed-use building at 115 Nelson Avenue. The parcel is located in the commercial zone of the Old Town Character Area. Applicant: Tom Sullivan

Chris Cerimele introduced the agenda item and the project architect, Michael Pukas.

M. Pukas provided a brief project history and highlighted the building design. He noted that the proposal requires 2 parking spaces for the bar portion, 2 spaces for the hotel portion, 3 spaces for the studio apartments and 1 handicap space to serve the restaurant use. He proceeded to read the parking requirements from the municipal code and stated that the code allows the use of leased spaces and Main St. parking for commercial businesses in the Old Town Character Area.

Chairman Brummett asked how they could count Main St. parking towards the requirement if they are not located on Main St. The architect stated that he interpreted section 16.16.60 to mean that any business in the commercial zone of the Old Town Character Area is entitled to count Main St. The applicant stated that he was willing to eliminate the bar component of the plan to reduce the parking requirement but he felt that the Town would want this to create vibrancy in the downtown area.

Commissioner Engstrom stated that she did not have a problem with the plan and the applicant made a lot of effort to accommodate the Planning Commission.

A discussion ensued regarding the design of the building. L. Teach noted that she wanted to see window boxes added to the design. S. Brummett stated that substantial snow fencing must be added to the roof. T. Osborne noted that he would like to see some of the wood from the existing shed incorporated into the new building.

A motion was made by L. Teach to approve application DRB 09-06 with the following conditions:

- Extensive snow fencing must be added to the roof;
- Window boxes must be incorporated into the project.

The motion was seconded by M. Gallagher. The motion passed 5-0.

**Discussion Items:** 2009 Minturn Community Plan

V. Villarreal reminded the Commissioners about the upcoming joint work session with the Town Council on Oct. 21<sup>st</sup>.

**Planning Director's Report**

V. Villarreal stated that there would be no Planning Commission meeting on November 11<sup>th</sup> due to the Veterans Day holiday.

**Commissioner Comments**

S. Brummett stated that he met with the Mayor and Town Manager to discuss the Community Plan and the upcoming joint meetings. He noted that the meeting went well.

**Adjournment**

M. Gallagher made a motion to adjourn the meeting at 9:03 pm. It was seconded by T. Osborne. The motion passed 5-0