

## **Town of Minturn Planning Commission Agenda May 26, 2010**

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

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

The meeting was called to order at 7:01 pm by Chairman Stuart Brummett. Also in attendance were Vice-Chair Lynn Teach and Commissioner Tim Osborne, Melisa Decker and Michael Gallagher were absent, excused.

Staff present included Chris Cerimele, Planner and Michelle Metteer, Administrative Assistant.

### **Approval of Agenda Items**

Tim O., made a motion to approve the agenda for May 26, 2010 as presented. Lynn T., seconded the motion.

Lynn Teach was not present at the May 12, 2010 meeting and therefore the motion to approve the minutes from May 12, 2010 will be tabled until the June 9th meeting. Melisa Decker and Michael Gallagher were absent, excused.

### **Approval of Minutes – Minutes from May 12, 2010**

The minutes from 5.12.10 were tabled due to the lack of a quorum. Lynn Teach was not present at the 5.12.meeting.

**Public Comment** – There was no public comment.

### **Action Items:**

1. **Sign Permit 2010-01;** A sign permit application for an illuminated sign at 401 Main Street. Applicant: Terry Marcum -Shop and Hop.
  - Chris C. recommends approval
  - Conditions are as follows:
    - i. Lynn T recommends possibly trimming the pine tree at the corner of the Main St intersection in order to allow for proper line of sight, due to safety concerns
    - ii. Stuart B request that the non-illuminated portion of the sign be brown or bronze color

- iii. Confirmation that the sign light are to be turned off at the close of business

Motion by Lynn T., second by Tim O., to approve Sign Permit 2010-01; A sign permit application for an illuminated sign at 401 Main Street with the following conditions:

- The non-illuminated portions of the sign will be a brown or bronze color;
- The sign shall be turned off no later than 11:00 pm each night;
- The applicant shall trim the tree at the corner of Harrison and Main St to improve sightlines.

All voted in favor. Melisa Decker and Michael Gallagher were absent, excused.

- 2. DRB 2010-01;** A request for Design Review Board approval for a single-family residence at 601 Main Street. Applicant – Sean Cozzens.

Chris Cerimele provided a summary of the proposal and recommended approval of the application.

The applicant, Sean Cozzens - 601 Main St. summarized his proposal, The project entails demolishing the existing residence at the front of the lot and replacing it with a new single family home. This new structure would connect to the garage at the rear of the property. The estimated completion time for the project is one year from project start. The new house is proposed to sit on the existing foundation and extend an additional 1 foot towards Main Street. The entire footprint of the building will be well within the required setbacks.

All existing trees on the property will remain with the exception of one that is growing into the foundation.

S. Brummett asked about the front of the house and the five windows on the main level and corresponding symmetry. Mr. Cozzens to address this with the architect.

A discussion ensued regarding the number of materials being used on the project. Changes were discussed and will be addressed prior to the final approval. Additional drawings and changes to be submitted at the next Planning Commission meeting on June 12, 2010. Summarization of changes to be made:

- Landscaping plan to be submitted
- 9' x 18' parking spaces to be incorporated on the site plan.
- Dormer to be extended to second level to break the plane of the siding (uninterrupted facade)
- Illustrate the cantilevered areas with dash lines on the site plan

- Incorporate the chink log material from the back in the front in some fashion – recommendations are for the dormer area

Motion by Tim O., second by Lynn T., to table until June 12, 2010. All voted in favor. Melisa Decker and Michael Gallagher were absent, excused.

- 3. CUP 2010-01;** A request for a conditional use permit for a light industrial use in the Union Pacific Rail Yard. Applicant – Jenaro Magana

Material not submitted by applicant in time for review by Planning Commission.

Motion by Lynn T., second by Tim O., to table CUP 2010-01

### **Discussion Items**

**None**

### **Commissioner Comments**

What is the target number for the ideal commercial district size in order to have a successful business district? C. Cerimele stated he would pass this question on to the DCI Team and report back.

Stuart B, along with Jim White, Town Manager, and Mike Jackson, Battle Mountain, met with CDOT rep for entry signage and Main St banner regulations.

### **Adjournment**

Lynn T., made a motion to adjourn the meeting. Tim O., seconded the motion. All voted in favor. The motion passes 3-0. The meeting was adjourned at 8:09 pm. Melisa Decker and Michael Gallagher were absent, excused.