

Town of Minturn Planning Commission Meeting Minutes September 9, 2010

Call to Order/Roll Call

The meeting was called to order at 7:03 pm by Chairman Stuart Brummett. Also present were Commissioners Lynn Teach, Tim Osborne, Michael Gallagher and Melissa Decker.

Town Planner, Chris Cerimele, was also present.

Approval of Agenda Items

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

Approval of Minutes – Minutes from August 25, 2010

L. Teach made a motion to approve the minutes from 8.25.10 with the following revision: All Commissioners shall be Chair Pro-Tem in the event that the Chairman and Vice-Chair are absent from the same meeting. This will allow for a quorum when three members are present. M. Gallagher seconded the motion. The motion passed 5-0.

Public Comment

There were no members of the public present.

Action Items:

1. DRB 2010-03; a request for Design Review Board approval of a single family home at 464 Eagle River Street. The property is located in the Old Town Character Area and is zoned mixed-use.

Chairman S. Brummett recused himself from the hearing due to the fact that he was the project architect. Vice Chair Lynn Teach took control of the meeting.

Chris Cerimele introduced the application. He stated that it was for a single family home in the mixed-use zoning district of the Old Town Character Area. Additionally, he informed the Commissioners that the proposal was a use by right and that the project conformed to all zoning regulations relating to building height, lot coverage, setbacks and parking. He recommended approval for the

project and then introduced the applicant, Andy Janusz, and her representative, Ken Bridges, of Blueline Architects.

K. Bridges provided an overview of the proposal. He said that there was little room for landscaping but that there would be flower beds in the front of the property and that no trees would be removed in the rear of the property. He asked the Commission if they would be willing to allow the home to encroach 5' into the rear setback to allow for additional area in the front of the property. C. Cerimele stated that a variance would be required to encroach into the setback and that a formal request for a variance has not been submitted. Andy Janusz stated that she was not interested in seeking a variance and would like the proposal to be reviewed as submitted.

M. Gallagher suggested to the applicant that she ask the Town to consider vacating the easement to the south of the parcel. The applicant responded that the easement was for a storm sewer and that she had no interest in the easement.

The Commissioners discussed the various aspects of the proposal. A. Janusz stated that her mother picked out the exterior colors. L. Teach said that she would not support a setback variance.

M. Decker made a motion to approve DRB 2010-03 with the following finding of fact:

- The proposal conforms with the adopted zoning regulations of the Town of Minturn.

M. Gallagher seconded the motion.

The motion passed 4-0 (S. Brummett was recused).

S. Brummett rejoined the meeting.

Discussion Items

Parking Issues in the Town of Minturn

Chris Cerimele presented the Commission with information he gathered regarding accessible parking. S. Brummett suggested dividing the downtown in 200' sections to ensure that there is an accessible space within 100' feet of each business. M Gallagher suggested designating the north side of the first block on Nelson Ave. as accessible parking. L. Teach would like the corner space to remain a regular space as to increase visibility to the businesses on Main Street.

M. Gallagher raised the idea of the Town purchasing the strip of land adjacent to the bike shop. He said money from parking in lieu fees - if the town implemented these fees - could be used to purchase this land.

S. Brummett stated that the goal of the parking revisions is to avoid having small new developments provide onsite accessible spaces. The accessible spaces would be shared among several businesses in the downtown area. The desired outcome would be an accessible space within 100 feet of each business.

C. Cerimele suggested creating an additional accessible space along Eagle River Street near the Eagle Valley Sustainability Office.

M. Gallagher stated that the accessible space at the Post Office could be used for additional accessible parking for the Minturn Market. Chris Cerimele added that better signage could direct people to that space.

C. Cerimele stated that he would create a map of the downtown area showing a 100' radius around each business. This will allow us to identify areas that are lacking accessible parking. S. Brummett said that he would review the international building code as it pertains to accessible parking. M. Gallagher said he would check with downtown businesses to see if they have received any complaints regarding the lack of accessible spaces.

Commissioner Comments

S. Brummett notified the Commission that he would be absent from the first meeting in October.

L. Teach notified the Commission that she would be absent from the second meeting in October.

Adjournment

S. Brummett made a motion to adjourn the meeting at 8:04. It was seconded by M. Decker. The motion passed 5-0.