

**Town of Minturn
Planning Commission Agenda
October 27, 2010**

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

Call to Order/Roll Call

The meeting was called to order by Chairman Stuart Brummett at 7:00 pm. Michael Gallagher, Tim Osborne and Melissa Decker were also present. Lynn Teach was absent.

Staff present included Town Planner, Chris Cerimele.

Approval of Agenda Items

M Gallagher made a motion to approve the agenda. T. Osborne seconded the motion. The motion passed 4-0

Approval of Minutes – Minutes from September 20, 2010

M Gallagher made a motion to approve the minutes. T. Osborne seconded the motion. The motion passed 4-0

Public Comment – None

Action Items

1. DRB 2010-04; a request for Design Review Board approval for a free standing garage. The property is located at 1011 Main Street in the commercial zone of the South Town Character Area.

Chris Cerimele introduced the application and recommended approval with conditions. Those conditions included the submittal of a detailed site plan showing driveway location and landscaped areas.

The applicant, Gusty Kanakis, stated an access easement has been agreed to and signed with the property owner to the north. This will allow ample access to the garage. He also stated that the purpose for the garage would be to repair snowmobiles.

S. Brummett inquired about landscaping and building colors. He also requested that the applicant consider using an alternative siding material.

The commissioners commented that the building looked too industrial.

G. Kanakas said that he looked into a "stick built" building but that doubled the cost. Regarding the color, he stated that it would have green trim and doors to match the existing home. He agreed to the use of wainscoting on the exterior to add some additional architectural detail. He stated that he did not want the building to be an eyesore and that he talked to the property owners to the north and they were not opposed to the building.

A short recess was taken to allow staff to create an acceptable list of conditions.

M. Gallagher made a motion to approve the application with the following conditions:

- Wainscoting will be incorporated into the exterior to match the windows and trim.
- The windows and trim will be painted green to match the existing home.
- The applicant will submit a full landscaping plan that must be approved by the Planning Commission prior to the issuance of certificate of occupancy. The plan shall include significant landscaping to screen the rear of the building.

The motion was seconded by T. Osborne. The motion passed 4-0.

2. AZDM 2010-01; a request for an amendment to the zone district map of the Town of Minturn. The applicant is requesting to assign a mixed-use zoning designation to a .436 acre parcel of land that is currently undergoing annexation proceedings into the Town of Minturn. The property is located at 1973 Highway 24 in the Cross Creek Character Area.

Chris Cerimele introduced the application. He stated that it was being submitted in conjunction with an annexation petition that is currently being processed by the Town. He recommended approval for the applicant's request to zone the subject property mixed-use.

The applicant, Randy Quintana, stated that his family desired for the property to be annexed into Minturn so that the town could receive money on any sale of the property.

Town of Minturn
Planning Commission
October 27, 2010

A discussion ensued regarding the mixed-use zoning regulations for the Cross Creek Character Area. C. Cerimele stated that the minimum lot size in the area is 10,000 square feet with a 20 foot front setback, 20 foot rear setback and 10 foot side setback. Chris stated that the applicant could submit an application for an amendment to the text of the zoning ordinance if he wished to have these changed.

T. Osborne made a motion to approve the application. M. Gallagher seconded the motion. The motion passed 4-0.

Discussion Items

None

Commissioner Comments

Adjournment

The meeting was adjourned at 8:35 pm.