

Town of Minturn
Planning Commission Agenda
June 9, 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 present were Vice-Chair Lynn Teach, Michael Gallagher, Tim Osborne and Melissa Decker.

Staff present included Chris Cerimele, Town Planner

Approval of Agenda Items

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

Approval of Minutes – Minutes from May 12, 2010
Minutes from May 26, 2010

M. Gallagher made a motion to approve of the minutes from 5.12.10 with the following revision - L. Teach was not present at the 5.12.10 meeting.

T. Osborne seconded the motion. The motion passed 4-0. L. Teach abstained due to her absence from the meeting.

L. Teach made a motion to approve the minutes from 5.26.10 as presented. T. Osborne seconded the motion. The motion passed 3-0.

Melissa Decker and M. Gallagher abstained due to their absence from the meeting.

Public Comment –

Jenaro Magana stated that he and others were interested in submitting a proposal for the entry-sign but that the deadline was too short and that a lot of people in the community did not know that the Town was holding the design contest.

Action Items:

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

Chris Cerimele introduced the item and provided an overview of the changes that the applicant was presenting. He stated that staff was recommending approval of the application. He then introduced the applicant, Sean Cozzens.

Sean Cozzens presented two design options. He stated that he would prefer not to use the chink wood siding from the rear of the house on the front dormer. Instead, he would like to use the reclaimed barn wood that will be used for the upper portion of the main house. He told the Commission that he did honor their suggestion that he break up the building plane on the Mann Ave. side. He did this by adding an 8" bump out that extends from the third floor dormer to the second floor.

S. Cozzens told the Commission that he would consider using rusted corrugated steel for the bump out portion of the building. A discussion ensued between the applicant and the Planning Commission regarding the different building materials. M. Gallagher stated that he liked to corrugated metal look and felt it would be a nice addition to the home.

M. Gallagher questioned whether the new home could be considered an expansion of a non-conforming use since the garage at the rear of the lot was non-conforming. C. Cerimele stated that the new addition at the front of the property adhered to all of the setback and zoning requirements and that it is not considered an expansion of a non-conforming use.

M. Gallagher made a motion to approve DRB 2010-01 with the following condition:

- The applicant shall incorporate corrugated metal into the building facade on the Mann Ave. dormer and extend it to the second level.

The motion was seconded by L. Teach. The motion passed 5-0.

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

C. Cerimele presented the application and recommended approval subject to the conditions stated in the staff report. He then introduced the applicant, Jenaro Magana.

J. Magana briefed the Commission on the nature of his business. He stated that he would be using the building to manufacture custom wood cabinets, doors and furniture. He stated that he had already done extensive clean-up work around the site and that he would be installing a six-foot high chain link fence for security and screening purposes. Additionally, he would install an internal vacuum system that would not produce audible noise from the outside. He also

stated that he intended to store 2 large storage trailers and a mobile office on site. A discussion ensued regarding the storage trailers and their visual impact on the town. It was determined not to require the applicant to paint the trailers to match the building.

The next topic of discussion was the screening fence. An issue of concern was the durability of the screening material that attaches to the fence. The Commission discussed the possibility of requiring the applicant to erect of wooden fence. M. Gallagher said that he was fine with the chain link fence in the short term but that he would like to see the applicant erect a wood fence in the future. M. Gallagher added a condition that the site be subject to an annual review by the planning department with special attention given to the general site conditions and condition of the fence.

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

- All activities associated with the business shall be conducted within the leased area;
- The site shall not be used to store vehicles and machinery that is not associated with the business;
- The business shall be subject to an annual inspection from the Eagle River Fire Protection District;
- The conditional use permit shall be subject to an annual review.

L. Teach seconded the motion. The motion passed 5-0.

Discussion Items

none

Commissioner Comments

T. Osborne asked whether cantilevered portions of a building are included in the building coverage calculation. S. Brummett stated that most other jurisdictions count the cantilevered portion of a building towards total lot coverage but Minturn does not. He added that this is something that the Town should consider changing.

Adjournment

M. Gallagher made a motion to adjourn the meeting at 8:15. T. Osborne seconded the motion. The motion passed 5-0.