

Town of Minturn Planning Commission Agenda November 10, 2010

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

Call to Order/Roll Call

The meeting of the Town of Minturn Planning Commission was called to order by Chairman Stuart Brummett at 7:01 p.m. Also present were Commissioners Tim Osborne, Melissa Decker, Michael Gallagher and Lynn Teach.

Chris Cerimele, Town Planner, was also present.

Approval of Agenda Items

L. Teach made a motion to approve the agenda with the addition of the following topic:

- Discussion of the Sullivan Hotel project at 115 Nelson Street.

M. Gallagher seconded the motion. The motion passed 5-0.

Approval of Minutes – Minutes from October 27, 2010

Chairman Brummett inquired if there were any changes, corrections or additions to the minutes from 10.27.10. He had the following correction to the third condition of approval of the Kanakis garage project.

- The applicant shall submit a detailed landscaping plan that must be approved by the Planning Commission prior to the issuance of a Certificate of Occupancy.

M. Gallagher made a motion to approve the minutes with the correction made by S. Brummett. The motion was seconded by T. Osborne. The motion passed 5-0.

Public Comment – None

Action Items - None

Discussion Items

Sullivan Hotel Project – 115 Nelson Ave.

Commissioner Teach remarked on the changes to the Sullivan hotel project on Williams Street. She stated that the project is not being constructed as it was approved by the Planning Commission. The particular change in question is the conversion of a large French door along Williams Street into a window. She also expressed her displeasure in the staff decision to allow Mr. Sullivan to convert the ground-floor retail space into an additional hotel room. C. Cerimele responded that a hotel was a use by right and therefore granted permission to convert the space.

C. Cerimele told the Commission that he would meet with Mr. Sullivan and notify him that the window would need to be replaced with the French door as originally presented to the Commission.

Design Review Board composition and procedures

C. Cerimele summarized the changes to the design review board. He stated that these changes would come before the Commission as a zoning text amendment at an upcoming meeting.

Character Area Use Table

C. Cerimele presented the use tables for the Old Town and South Town Character Areas. He stated that there are many uses that currently exist in town that are not included in the tables. Conversely, some uses on the tables are outdated and should be considered for elimination. He asked the commissioners to review the tables for an upcoming discussion. The commissioners did a preliminary review of the tables and discussed combining some of the uses. They agreed that barbershops and beauty shops could be combined into one common use. Additionally, they agreed that delis and grocery stores could be combined as well. They also recommended adding auto sales and auto repair to the Grouse Creek Character Area.

Review items from joint work session

Chris Cerimele recapped the topics of discussion of the August 18th joint work session with the Minturn Town Council. These topics included:

1. Non-Conforming Structures
2. Parking
3. Snow Storage
4. Building Height and Lot Coverage Definitions
5. Conditional Uses
6. Design Review Board

Commissioner Comments

The Commissioners requested that staff notify them of any project changes that were approved administratively by staff. These updates, when applicable, will be provided in the Commissioners' packets.

Adjournment

Commissioner Gallagher made a motion to adjourn the meeting at 8:30 p.m. The motion was seconded by Commissioner Decker. The motion passed 5-0.