

Town of Minturn

Planning Commission

October 26, 2011

Regular Session – 7:00 p.m.

Minturn Town Hall – 302 Pine Street

The October 26, 2011 meeting of the Town of Minturn Planning Commission was called to order by Chairman Stuart Brummett at 7:00 p.m.

Members Present: Stuart Brummett, Chairman
Lynn Teach, Vice-Chair
Tim Osborne
Michael Gallagher

Members Absent: Melissa Decker

Staff Present: Chris Cerimele, Town Planner

Approval of the Agenda

Chairman S. Brummett asked if there were any changes to the agenda. None were noted.

A motion to approve the agenda as presented was made by Commissioner Gallagher and seconded by Commissioner Teach. The motion passed 4-0.

Approval of Minutes from October 14, 2011

Chairman S. Brummett asked if there were any changes to the October 14th meeting minutes. None were noted.

A motion to approve the meeting minutes from the 10.14.2011 Planning Commission meeting was made by Commissioner Gallagher and seconded by Commissioner Osborne. The motion passed 4-0.

Public Comment - none

Action Items – none

Discussion Items

1. Consideration of amending the rear setback requirement of the Minturn Municipal Code to allow for the construction of a detached garage.

Chris Cerimele introduced the item and stated that the purpose of the proposed amendment was to alleviate on-street parking by giving residents greater flexibility to construct a detached garage through a reduction of the rear setback. He added that the Town Council had concerns with safety issues that could occur by allowing garages to be closer to a property line and the overall effectiveness of the amendment in reducing parking issues.

Commissioner Osborne stated that the proposed amendment would be helpful to existing homeowners with nonconforming structures by giving them greater flexibility to construct a functioning new garage. Chairman Brummett reiterated this point and added that it would also allow homeowners to maintain a greater amount of open space in their yard.

The Commissioners requested that staff prepare a map for town council that illustrates areas where existing garages encroach into a setback or town right of way.

2. Consideration of new open space requirements for new subdivisions and Planned Unit Developments

Chris Cerimele highlighted the changes that were to the proposed amendment. Commissioner Gallagher suggested adding the following language to the section B – applicability...*mixed use developments subject to a conditional use permit.*

Chairman Brummett commented that subdivisions that create a single additional lot should be exempted from the proposed open space requirements.

The Commissioner discussed the issue of access to open space that is created through these regulations. It was determined that the open space should be accessible only to the residents that are served by the particular development that is responsible for creating the open space.

Commissioner Gallagher suggested eliminating the following sentence from the fee-in-lieu of dedication section...*As determined the Town Council.*

Chairman Brummett requested that the size threshold for subdivisions to be eligible to make a fee in-lieu of dedication payment be raised from 2 acres to 10 acres.

Adjournment

M. Gallagher made a motion to adjourn the meeting at 8:25 pm. It was seconded by T. Osborne. The motion passed 4-0.

