

**Town of Minturn  
Planning Commission Agenda  
January 25, 2012**

**Regular Session – 6:30 p.m.  
Minturn Town Hall – 302 Pine Street**

**Call to Order/Roll Call**

The January 25, 2012 meeting of the Minturn Planning Commission was called to order by Chairman Stuart Brummett at 6:34 p.m.

Member Present: Stuart Brummett, Chairman  
Lynn Teach, Vice – Chair  
Melissa Decker

Members Absent: Tim Osborne  
Michael Gallagher – resigned on 1/23/12

Staff Present: Chris Cerimele, Town Planner

**Approval of Agenda Items**

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 Decker and seconded by Commissioner Teach. The motion passed 3-0

**Approval of Minutes**

Planning Commission meeting minutes from January 11, 2012

Chairman Brummett requested that the following note be added to the 1.11.12 minutes:

*Staff agreed to discuss the neighbor's concerns with the Town Attorney and applicant.*

Commissioner Teach made a motion to approve the minutes as amended. Commissioner Decker seconded the motion. The motion passed 3-0.

### Public Comment

None

### Action Items

- 1. Zoning Text Amendment 2012-01; A Zoning Text Amendment to revise the lot coverage definition as defined in section 16-2-20 of the Minturn Municipal Code.**

Chris Cerimele introduced the agenda item. He proceeded to read the proposed lot coverage definition:

*Lot Coverage: the portion of a lot that is covered by buildings, including all cantilevered portions of the building, roof overhangs greater than twenty-four inches (24"), covered porches, covered walkways and similar covered areas.*

Chairman Brummett had concerns with excluding decks from the lot coverage calculation. He stated that decks contribute to the bulk of a building.

A discussion ensued regarding decks. It was decided that they would be included as cantilevered portions of a building. The Commission also requested staff to bring forth an amendment that would limit the amount of impervious surface allowed for each lot.

Commissioner Teach made a motion to approve ZTA 2012-01. Commissioner Decker seconded the motion. The motion passed 3-0

- 2. Zoning Text Amendment 2012-02; A Zoning Text Amendment to create new submittal requirements and public hearing procedures for Design Review Applications.**

Chris Cerimele introduced the proposed Zoning Text Amendment. He proceeded highlight the main provisions that were outlined in the amendment.

Staff and Planning Commission discussed the following changes to the proposed amendment:

- Adding the requirement that the property corners be staked and remain in place throughout the public hearing process.

- Revising point C-3e to read: *All roof ridge lines with ridge elevations and mid-point of roof gable.*
- Adding the following language to E-2: *This requirement may be waived for a structures whose exterior walls are designed three feet or more from all property setbacks and easements.*
- Changing miscellaneous grammatical errors.

Commissioner Decker made a motion to approve ZTA 2012-02. Commissioner Teach seconded the motion. The motion passed 3-0

### **Discussion Items**

None

### **Planning Department Update**

Chris Cerimele informed the Planning Commission that he had spoken with the property owner at 251 Main Street in regards to the ongoing construction project.

### **Commissioner Comments**

### **Adjournment**

Commissioner Decker made a motion to adjourn the meeting at 7:53 p.m. Commissioner Teach seconded the motion. The motion passed 3-0.

