

Town of Minturn

Planning Commission Meeting February 8, 2012

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

Call to Order/Roll Call

The February 8, 2012 meeting of the Minturn Planning Commission was called to order by Chairman Stuart Brummett at 6:32 p.m.

Members Present: Stuart Brummett, Chairman
Lynn Teach, Vice – Chair
Melissa Decker
Tim Osborne

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

Staff Present: Chris Cerimele, Town Planner

Approval of Agenda Items

Chairman 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 Osborne and seconded by Commissioner Teach. The motion passed 4-0.

Approval of Minutes

Chairman S. Brummett asked if there were any changes to the meeting minutes from January 25, 2012. None were noted.

A motion to approve the minutes from 1.25.12 was made by Commissioner Teach and seconded by Commissioner Decker. The motion passed 4-0

Public Comment

None

Action Items

- 1. Zoning Text Amendment 2012-03; A Zoning Text Amendment to create open space dedication requirements for subdivisions, Planned Unit Developments and multi-family developments that are subject to a Conditional Use Permit.**

Chris Cerimele introduced the agenda item and provided an overview of the proposed regulations. A discussion ensued regarding the fee in-lieu of dedication requirements in section D-5. Questions were raised regarding how this payment would be calculated. One option discussed was basing the payment on the County Assessor's valuation of the land. Another option was to value the land based on an independent appraisal. Staff agreed to research how other jurisdictions determine the payment in-lieu amount.

The provisions relating to public access was the next discussion topic. It was determined that open space should be restricted to the residents of the development that necessitates the open space dedication unless the project area is 10 acres or larger. In those instances, the provided open space shall have no restrictions on public access.

A motion was made by L. Teach to table this item pending further staff revisions. T. Osborne seconded the motion. The motion passed 4-0.

Discussion Items

- 1. Lot Coverage Definition Revision**

Staff presented a revised lot coverage definition. The new definition states that 50% of the area of second and third level decks would be included in the lot coverage calculation. Additionally, the Commission suggested revising the definition to state that the portion of the roof eave beyond the exempted 24 inches shall be counted towards the allowable lot coverage.

- 2. Design Review Board submittal requirements and public hearing procedures.**

Staff introduced the discussion topic and stated that the Town Council suggested a few minor changes to the proposed submittal requirements. The

Council requested that no exceptions be made and that all projects that are subject to DRB approval shall be required to submit a topo survey and foundation ILC.

Commissioner Comments

Commissioners Teach and Osborne summarized the Department of Local Affairs training that they attended with staff in Leadville.

Adjournment

Commissioner Osborne made a motion to adjourn the meeting at 7:56 pm. The motion was seconded by Commissioner Teach. The motion passed 4-0.

