



## **Minutes**

### **MEETING OF THE MINTURN PLANNING COMMISSION**

Minturn Town Center, 302 Pine Street  
Minturn, CO 81645 • (970) 827-5645

**Wednesday June 11, 2014**

**Regular Session – 6:30 pm**

#### **PLANNING COMMISSION:**

Lynn Teach – Chair  
Melissa Decker  
Burke Harrington  
Bobby Head  
Timothy Osborne

- 1. Call to Order – meeting started at 6:34 pm**
  - Roll Call – all members were present
  - Pledge of Allegiance
- 2. Approval of Agenda**
  - Items to be Pulled or Added – the Planner asked to have item #6 pulled. The DRB for the home is delayed. B Harrington motion for approval – B Head second. Approved.
- 3. Approval of Minutes**
  - May 14, 2014 - B Harrington motion for approval of the minutes – B Head second. Approved.
- 4. Public comments on items, which are NOT on the agenda (5 minute time limit per person)** - there were no public comments
- 5. Presentation by Mayor Hawkeye Flaherty** – Mayor Flaherty gave a presentation to discuss the Planning Commissions rules & regulations and powers of duty. His concern was with the recently approved Eagle & Meek street project. He wants to make sure rules & regulations are not disregarded. He

stated he voted against the project when it was called up to Council because wanted to make a point that the developer is required to make extra effort with landscaping, sidewalks, snow storage, etc.... the conditions are on the application. He informed Planning Commission they have the power to deny the application. They made a good decision with the home and the 2 ten foot setbacks. P & Z need to negotiate with developers.

The Town now has an attorney and Planning Commission can pass questions to the Planner to the Attorney. Ask Planner to ask Attorney what can P& Z do with conditions & extractions from a developer? The Town Council is behind getting P & Z the support they need. P & Z has the hardest job in Town. It is both emotional and passionate. He appreciates what P& Z does, you have power.

## DESIGN REVIEW

**6. Design Review: #14DRB010: Applicant: Frances R. Quintana -  
Subdivision of the Country Club Tract – 1973 Highway 24, Minturn**

The Planner presented the application. This presentation was the Pre-application preliminary review of the proposed subdivision. The Planner presented the present zoning as mixed-use with existing green houses and excavating equipment storage. The proposed project would subdivide the parcel into 3 residential lots.

Many questions were posed to the developer. Representatives of the Project attending were: Alan Gunchroff, Genaro and Randy Quintana. Questions posed:

- Will they be putting in sidewalks?
- Will they have street-scape on Highway 24?
- Is there drainage on site?
- Is the building envelope large enough?
- Is there a common area and will there be an HOA?
- Do residents have off street parking? Garages?
- Snow storage is communal at end of road
- Landscaping Plan: is there open space? Natural areas? Landscaping on highway? Tree size?
- Conceptual design of homes – what will they look like? Are they all the same?
- Will it be affordable housing or high end?

7. **Design Review: #14DRB011:** Applicant: Frances R. Quintana – PUD: Planned Unit Development – Parcels A-D 947 Main Street, Minturn – Combine 4 parcels and subdivide into eight lots.

The Planner presented the application. This presentation was the Pre-application preliminary review of the proposed subdivision. The Planner presented the present zoning as commercial with existing excavating equipment and trailers and residential trailers. The proposed subdivision would be to combine 4 lots and subdivide into 8 residential homes. The zone would change from commercial to residential.

Many questions were posed to the developer. Representatives of the Project attending were: Alan Gunchroff, Genaro and Randy Quintana. Questions posed:

- Will they be putting in sidewalks?
- Will they have street-scape on Highway 24?
- Is there drainage on site?
- Is the building envelope large enough?
- Is there a common area and will there be an HOA?
- Do residents have off street parking? Garages?
- Snow storage is communal at end of road
- Landscaping Plan: is there open space? Natural areas? Landscaping on highway? Tree size?
- Conceptual design of homes – what will they look like? Are they all the same?

Three Planning Commissioners are needed to visit each site for the proposed project as per Minturn Code Section 17. L Teach, T Osborne and B Harrington volunteered. The meeting is scheduled for June 19, 2014 at 5:00 pm, meeting at the 947 site first. Planner to create information sheets.

## PROJECTS

8. **2014 Community Master Plan:** at the next meeting review existing zoning. Review Oz Plan on proposed sidewalks and how the new projects will integrate with plans.
9. **Eagle Park Restroom Update:** the Planner presented the latest construction drawings and that they were being put out to bid.
10. **TAP Grant with CDOT:** The Planner asked the P&Z for support letters & to begin petitions.
11. **Next Meeting – June 25, 2014**
12. **Adjournment** – 8:30 a motion was made by M Decker and 2<sup>nd</sup> by B Harrington