



## Minutes

### MEETING OF THE MINTURN PLANNING COMMISSION

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

**Wednesday April 8, 2015**

**Regular Session – 6:30 pm**

**PLANNING COMMISSION:**

Lynn Teach – Chair  
Burke Harrington  
Bobby Head  
Timothy Osborne  
Brad Bickerton

**Town Planner – Janet Hawkinson**

When addressing the Planning Commission, please state your name and your address for the record prior to providing your comments. Please address the Planning Commission as a whole. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

### **Work Session – 6:30pm**

**1. Call to Order**

- Roll Call
- Pledge of Allegiance

The meeting was called to order by Lynn Teach at 6:40pm.

**2. Approval of Agenda**

- Items to be Pulled or Added

The agenda was unanimously approved.

**3. Approval of Minutes**

- February 25, 2015

Motion by Brad B, second by Burke H. to approve the minutes of Feb 25, 2015.  
Motion passed (4-0).

**4. Public comment**

**5. Design Review: 64 Harrison Avenue, Minturn CO**

Michael Poukas, PO Box 288 Gypsum, presented the project to the Commission. Renderings were provided and reviewed. Mr. Poukas provided information regarding materials to be used, and a description of the additions to the original structure.

Janet Hawkinson provided current photos of the property.

Final project approval will occur when the fence on the property is brought into code.

Burke H. asked about the new fence to be brought into compliance. From the corner of the lot, 15' in both directions, the fence will be 30" tall.

Tim O. asked about snow shedding. It's not currently on the documents, however, per Mr. Poukas, snow clips are expected to be used on the roof.

Lynn T. reiterated that the fence on Pine Street will be moving inward 10' for final approval.

Mr. Poukas asked permission to leave the fence in the town's right of way, rather than having to move it back 10'.

There is a manual gate on the fence which will open outward, away from the property. Another potential option is to put the gate on wheels and roll the gate doors sideways.

Parking material will be concrete block with grass growing throughout. This will allow for structural integrity to the driveway, but still be aesthetically pleasing. (Grass parking pavers)

Discussion ensued regarding making the driveway more narrow, approximately 12' and then having each gate door 6' wide which will better

Requests by Mr. Poukas: Grass parking pavers, 12' wide gate doors-opening inward, fencing brought into compliance to be allowed to remain in its current location.

Commission requests measurement between actual property line and where the fence currently is located.

Request by Mr. Poukas to approve the building and table the fence and parking issue until the necessary measurements have been made.

Motion by Brad B, second by Burke B. to approve the design for 64 Harrison Ave as submitted without a fence at the parking area (along Pine Street). The

following conditions must also be met: grass pavers in the parking area and snow clips for the roof. The applicant can resubmit designs for a fence and gate at the next design meeting. Motion passed (4-0).

**6. Design Review: 98 Mann Avenue, Minturn, CO**

Melanie Dennis, property owner was in attendance seeking design approval.

Tim O. asked about the standing seam roof and if its engineered to hold, would snow clips be necessary?

Burke H. and Lynn Teach recommend using snow clips.

Motion by Tim O., second by Burke H., to approve the design review of 98 Mann Ave with the addition of snow clips being added. Motion passed (4-0).

Motion by Brad B, second by Burke B to adjourn the meeting at 8:37 pm. Motion passed (4-0).

**7. Adjournment**

**8. Work Session – Historic Grant, Arrow Sign – Entrance Design**

**9. Next Meeting – April 22, 2015**

*Janet Hawkins*  
Planning Director  
*Lynn Teach*