



Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

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

Wednesday, July 13, 2016
Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair

Jeff Armistead

Bobby Head

Brad Bickerton

Greg Gastineau

Planning Director – Janet Hawkinson

These minutes are formally submitted to the Town of Minturn Planning Commission for approval as the official written record of the proceedings at the identified Planning Commission Meeting. Additionally, all Commission meetings are tape-recorded and are available to the public for listening at the Town Center Offices from 8:30am – 2:00 pm, Monday through Friday, by contacting the Town Clerk at 970/827-5645 302 Pine St. Minturn, CO 81645

Regular Session – 6:30pm

1. Call to Order

The meeting was called to order by Lynn T. at 6.30pm.

- Roll Call

Those present included: Chair Lynn Teach, Commission members Bobby Head and Greg Gastineau. Staff: Janet Hawkinson, Planner and Jenny Lowe Court Clerk. Note: Jeff Armistead and Brad Bickerton were excused absent.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Bobby H., second by Greg G. to approve the agenda as presented. Motion passed (3-0). Note: Jeff Armistead and Brad Bickerton were excused absent.

3. Approval of Minutes

- June 22, 2016

Motion by Greg G., second by Bobby H. to approve the minutes as presented, with corrections done. Motion passed (3-0). Note: Jeff Armistead and Brad Bickerton were excused absent.

4. Public comments on items, which are not on the agenda.

DESIGN REVIEW

5. Design Review: 1131 Main Street – New Duplex – South Fork Builders – Adam Ostmeyer.

Janet H. introduced the plans and images of the property that will develop a new duplex. Such plans involved originally a duplex and a studio that was declined, since studios are not allowed within a duplex per the Code. Applicant has moved the houses 10' back after the plans were reviewed. Janet clarified that every resident needs an access permit from Cdot.

Adam and Ann Marie Ostmeyer, indicated that both units would access the parking thru the same drive way. Mr. Ostmeyer stated that the Town's Code requires 4 parking spaces, although he provides 8.

Greg G. inquired about the snow storage area, which indeed complies with the requirements.

Bobby H. asked if the side walk being on the set back, would be a problem. Adam explained what his plan and measurements for his construction imply. He clarified that by using cold roofs, it will keep the snow on the roof during the winter and eliminate ice stands, besides creating an extra layer of insulation capacity.

Janet voiced a statement for Michel Boyd (Master Roofing) about the possibility of utilizing snow clips.

Greg G. asked Janet the reason why the lot is being subdivided. And according to the way a duplex is built it is required by law that it is subdivided, in order to see the property line and meet the fire codes.

Bobby H. asked about the elevation of the south windows, which are both master bedrooms. Adam detailed the view goals he is trying to catch from every window/room.

Janet H. exposed the colors and materials that will be used, they include grey horizontal aluminum/metal for the panel and brown and charcoal horizontal wood siding. The garage will be black with metal insulated doors.

Planning Commission requested the conditions of adding suitable snow clips on the east side of 1131 Main St. and submitting final traffic plans to observe the turning radius available for vehicles to avoid backing up into Hwy 24, to approve the motion. Motion approved first by Greg G., second by Bobby H. Motion passed (3-0). Note: Jeff Armistead and Brad Bickerton were excused absent.

PROJECTS

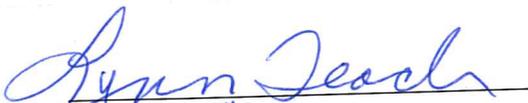
6. Zoning: Work Session from 7:30pm – 9:30pm - 100 Block Character Area Zoning code.

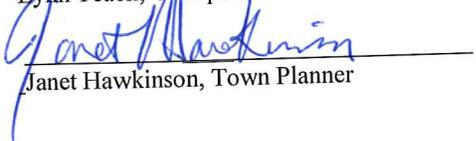
Addition: includes new character area, design character and zoning code development.

7. Next Meeting – July 27, 2016

8. Adjournment

Motion by Greg G., second by Bobby H. to adjourn the meeting at 9.30pm. Motion passed (3-0). Note: Jeff Armistead and Brad Bickerton were excused absent.


Lynn Teach, Chairperson


Janet Hawkinson, Town Planner