



Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

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

Wednesday, September 14, 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 6:35pm.

- Roll Call

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

- Pledge of Allegiance

2. Approval of Agenda

- Adding: Approval of the banner of “Community unity day”.

Motion by Jeff A., second by Bobby H. to approve the agenda with the new addition. Motion passed (3-0).

3. Approval of Minutes

- August 24, 2016

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

4. Public Comments

(Items which are not on the agenda - 5 minute time per person)
No public comment

DESIGN REVIEW

5. Design Review: Cross Creek Development – Duplex – 1973 Highway 24, Minturn

Janet H. introduced the sub division plat for lot #3, which is the one being reviewed in this occasion.

Mr. Matt Giblin and Mr. Genaro Magana, developers of the duplexes, gave a presentation of the construction plans for the southern duplex on lot #3, the one being build first. The project complies with the Code's requirements, of providing 3 parking spots in a 4 Bed/3 bath unit. The cover garage can hold 2 cars and the remaining space would be outside on the concrete.

Mr. Giblin stated that for the Town Council approval, they will meet with Janet H., Public Works and the Forest Services, in order to achieve the best landscaping plan possible for the berm area.

Jeff A. asked if the berm was similar scaled to the ones surrounding, which is definitely a CDOT requirement to not be higher than 4 ½'. He advised as well about the sound and acoustic, as Steam Master (neighbors) noise is high frequency; produced by motors, vacuum cleaners and fan machines. Which tend to bounce much more from hard surfaces.

Mr. Giblin clarified that they are aware of the sounds and most certainly will use materials that work as sound absorbers and barriers. He explained all bedrooms will have big windows with a lot of light and reviewed the dimensions and different spaces of the duplex.

Mr. Giblin made it clear that there will not be any snow shedding area or sidewalks around the lot, to accumulate snow.

Mr. Genaro, who's been on this project for 2 years, described the fact that the property is fortunate to have sun light all year round, which helps melt the snow. They intend to have all different color buildings within the same spectrum and they will use a rusted metal material.

Lynn T. inquired about the garage dimensions, given the density of the lot, the size of the buildings and the amount of rooms. She is concern about guest parking in the property.

One duplex is 3010 sq. ft. and the other one is 2880 sq. ft. The garage is 450 sq. ft. and roughly 22x20'.

Even though it is a subdivision, per the Code, they are not required to have guests parking, but just the appropriate amount per unit. That is 3 parking spots per side of the duplex.

Jeff A. questioned about the 28' mid roof line, to make sure it won't be an issue with the new Code regulations. Also asked about the water table in the basements.

Mr. Giblin responded that the engineers report described the low point at 8', thus they are still trying to figure out what the best way of addressing it will be. Bearing in mind the usage of sump pumps, the correct drainage and water proof concrete.

Motion to approve the Cross Creek duplex design, first by Jeff A., second by Bobby H. With the recommendation and condition that they add a shed roof or move the storage door, located at the south elevation west unit door, in order to be protected from the snow. Motion passed (3-0).

6. Sign Review: Sipes Architecture – Molly G. Building, Minturn

Janet H. showed the image of the logo and Sipes Architecture new sign.

Jeff A. inquired about the lighting, if the sign will remain light up all night.

Mr. Sipes clarified that right now it is, as it helps pedestrians and people on the streets have some visibility. He intends to change the light to a switch timer, when the sign is ready to go up.

Motion to approve Sipes Architecture sign located at the Molly G. Building, first by Bobby H., second by Jeff A. Motion passed (3-0).

7. Community Unity day sign: Event that will take place on September 24th between 11am- 2pm.

Janet H. gave a brief description of what this specific organization is trying to accomplish with the Event in Town. She explained it's meant to bring the community together, recognizing any racial and social differences. The banner is 4x2' and can only be hung for the length of 2 weeks in town.

Motion by Jeff A. to approve the Banner, second by Bobby H. All in favor.

PROJECTS

Janet H. displayed the rusted steel fence that will go in by Magustos corner.

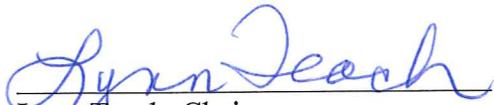
The planning Commission expressed their gratification and satisfaction with the final project.

7. Next Meeting – September 28, 2016

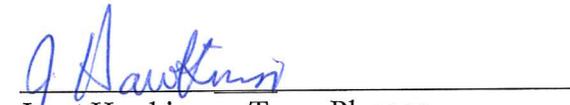
8. Adjournment

Motion by Jeff A., second by Bobby H. to adjourn the meeting at 8.30pm. Motion passed (3-0).

Note: Brad Bickerton and Greg Gastineau were excused absent.



Lynn Teach, Chairperson



Janet Hawkinson, Town Planner