



Planning Commission
February 8, 2017 Minutes
Council Chambers, 302 Pine Street – Minturn, CO 81645

MEMBERS PRESENT

Lynn Teach
Greg Gastineau
Jeff Armistead
Burke Harrington

MEMBERS ABSENT

Bobby Head - excused

STAFF

Janet Hawkinson, Planning Dir.
Jenny Lowe, Clerk

MAIN AGENDA

Motion approve agenda

MOTION: G. Gastineau SECOND: B. Harrington VOTE: 4-0

1. Pledge of Allegiance

2. Approval of Action Minutes 1-25-2017
 MOTION: G. Gastineau SECOND: J. Armistead VOTE: 4-0

3. Public Comment – no public comment

4. Zoning Change from Residential to Mixed Use:
 759 Main, Minturn, CO –
 Applicant: SBR Investments, LLC – Jennifer & Joseph Bianchi
 *Attached Planners Report

Note: J. Armistead recused himself from the Motion, as he is the primary Contractor and related to the applicant.

Public Comments:

Mr. Jeff Miller, 350 King Ranch Rd., expressed his concerns about preserving the character of Martin Creek area, which is residential zone only. He believes the concept of building an "event center or barn" is still vague, when it comes to the amount of people, cars and vendors that will need to drive thru that road. The magnitude of events per week and the length of them is unclear. He stated Vail has over 17 venues, Beaver Creek and Eagle Vail have several places to make Events and parties as well. He indicated the house that the Bianchis will build for themselves is not specified either. He is worried also about possible access problems with the turnaround of the current road, as it is too narrow.

Zak Grabowski, 663 Boulder St. asked the Planning Commission to review carefully the parking situation and negative impact to the neighborhood, before approving a project like this. As the little beach park is appreciated in town as a great amenity for residents.

Frank Medina, 911 Main St. showed his concern about this project being built on top of his easement.

Janet H. clarified that the easement would still hold and stay in the property for both the Town easement and Medina easement.

Thom Conville, 515 King Ranch Rd, had the same worries about the music and crowds of people being too loud. And the traffic disturbing the neighbors.

Claire Beck, 515 King Ranch Rd., voiced her distress about people being lost looking for the venue and driving into her property. Ruining the actual tranquility and silence of the neighborhood.

Greg G. inquired about the necessary parking spots, that can't be self-sufficient by that lot. He doesn't think it's well suited with the character area of town nor compatible with the engineering needed. Believes Minturn is not the appropriate place for this type of business that will require over 50 cars heading to the venue each time.

Burke H. said he likes the project and as the Town evolves, agrees Minturn needs the business, but finds issues concerning: parking, getting thru the easement, and a significant impact to the neighbors. Out-sourcing parking from Town is not a true option, when there is no specific accuracy about the amount of events being held weekly/monthly. He mentioned they have to be sensitive to the residents that have been living there for a while.

Janet clarified that Planning Commission is not approving at this time matters of: parking, or easement, or roadway design. It is approval of changing zoning from residential lot to mixed use. Any business, road, construction and parking would still require to have Design review approval - meeting all zoning and building requirements for parking, roads, etc...

Lynn T. expressed concerns about parking as well. She considers this type of business will need a lot more than 40 spaces and will have a negative impact to the neighbors.

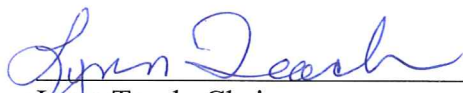
ACTION: Denied

MOTION: G. Gastineau SECOND: B. Harrington VOTE: 3-0

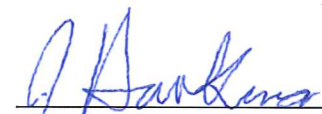
5. Next Meeting – February 22, 2017

ADJUOURNMENT: 7:45 PM

MOTION: G. Gastineau SECOND: B. Harrington VOTE: 4-0



Lynn Teach, Chairperson



Janet Hawkinson, Planning Director