

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, MAY 24, 2011**

The meeting was called to order by Chairman Kosley at 6:00 p.m.

ATTENDANCE: Turnbull - absent Lowndes - present
 Krall - present LoCascio - present

APPROVE MINUTES FROM APRIL 26, 2011 M/S Lowndes/LoCascio to approve the minutes. All yea

The commissioners left Town Hall to perform site visits for items on the agenda and returned at 6:21 p.m.

REQUEST FOR SPECIAL USE TO OPEATE VACATION RENTAL AT 10735 FOSTER AVENUE; PROPERTY OWNER, MICHAEL LAMBERT - Judy Sutton is representing the property owner and has been hired as the property manager. The commissioners performed a site visit. The owner is proposing no more than 8 guests in the three bedroom home. The clerk was requested to set a public hearing for the Special Use request for Tuesday, June 14, 2011 at 6:00 p.m. There will be a public hearing before the Board of Trustees on Tuesday, June 21, 2011 at 7:00 p.m. A public notice sign will be posted and letters requesting neighbor input will be sent to property owners within 100' of Lambert's property lines.

REVIEW OF CONSTRUCTION DRAWINGS FOR A 20' X 29' CARPORT AT THE REAR OF THE PROPERTY ON FLORENCE AVENUE NEXT TO EXISTING GARAGE, RESIDENCE ADDRESSED AS 10720 GRANDVIEW AVENUE: Property Owner, Peter Kolar, submitted an engineer's drawing of the proposed steel carport as requested by the Pikes Peak Regional Building Department. Kolar had started the construction and was stopped by a Regional Building Inspector on 4/26/11. Planning Commissioners performed a site visit that same day and requested Kolar present before the Commission with construction drawings. Kolar had interpreted the project to be a temporary structure and did not think he needed permits or a planning commission presentation. The 20' x 29' carport is proposed next the existing garage and is 13' 10" at the highest elevation above grade; the steel structure with a steel corrugated roof will be green to match the garage.

For this construction project, Kolar will be applying for a variance to the rear and side property line setbacks. The carport will be 1' from the side property line instead of the 5' code requirement setback. Kolar is requesting a 0' setback in the rear instead of 10' code requirement setback. Commissioners requested that Kolar not proceed with the construction of the carport until the variance process is complete.

M/S Kosley/Lowndes to approve the drawings as submitted with the condition that construction does not take place until after the variance process has been completed. Kosley, Lowndes, Krall to approve construction drawings as submitted. LoCascio abstained from voting because her husband, Ralph LoCascio was the engineer hired by Kolar to do the drawings.

REQUEST FOR A SIDE AND REAR SETBACK VARIANCE FOR CONSTRUCTION OF A 20' X 29' CARPORT AT THE REAR OF THE PROPERTY ON FLORENCE AVENUE The Clerk was requested to set the Public hearing for a request for a variance to rear and side property line setback requirements for Tuesday, June 14,

2011 at 6:00 p.m. There will be a public hearing before the Board of Trustees on Tuesday, June 21, 2011 at 7:00 p.m. A public notice sign will be posted and letters requesting neighbor input will be sent to property owners within 100' of Kolar's property lines.

REVIEW AND DISCUSSION OF ZONING PROCEDURES FOR CHANGE OF USE IN A BUSINESS DISTRICT - 6875 HOTEL STREET; PROPERTY OWNER, TIM LANGE

At the 4/26/11 meeting, the Planning Commission requested that the Town Clerk contact the owners of the commercial building at 6875 Hotel Street and have the owners attend the May 10, 2011 meeting. The commissioners wanted clarification on current ownership and the owners' current use of the building. Property owner, Tim Lange called the Town Clerk on Tuesday afternoon, 5/10/11, explaining that he plans to close on the sale of the building in the first week of June and sell to Kathy Wilson and Jerry Stuhlsatz. Lange is traveling out of the country and will perform the sale by proxy.

Wilson and Stuhlsatz were present at the 5/10/11 meeting and presented a scope of work dated 5/10/11 to the Planning Commission listing items that they had repaired due to broken water pipes. There have been delays in the sale due to the completion of insurance covered repairs to the building. Stuhlsatz stated that no permit work had been done so far. They did confirm that they have moved into the building and are aware of the zoning requirements for multiple apartments in a commercial zone.

The Clerk was requested to contact the Town Attorney as to whether or not Stuhlsatz and Wilson could proceed in their name with the zoning process with Tim Lange's permission. The attorney determined that they could pursue in Lange's name but not in their names until they take ownership. Wilson and Stuhlsatz stated that the sale is proceeding and they will be able to present as the property owners at the next Planning meeting on June 14, 2011. They were requesting that the commissioners allow them the time to complete the transaction. The commissioners will extend code compliance presentation until June 14, 2011.

OTHER BUSINESS: The clerk presented several Revocable Permit Codes and fee schedules from other municipalities for the commissioners to review prior to the next meeting on 6/14/11. The members also received the town's current application form and the listing of items from town businesses requiring a Revocable Permit. The clerk does not anticipate many changes to the existing code. Fees and insurance requirements are two items in need of updating as well as requiring exhibits and agreements with some of the permit applications.

CORRESPONDENCE: No correspondence was received that required Commission discussion or action.

The meeting was adjourned at 6:55 p.m.

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer

David Kosley, Chairman