

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, JANUARY 11, 2011**

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

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

APPROVE MINUTES FROM NOVEMBER 23, 2010. M/S Lowndes/Kosley to approve the minutes as submitted. All yea

NEW SIGN SUBMITTAL - 10400 Ute Pass Avenue; Red Cloud Serenity Club; Designer - Flash Graphic Sign; Board Representative, Karen Roberts
Submittal was in order and complete; all fees had been paid.
M/S Krall/Lowndes to approve the sign application and submittal as presented. All yea

SUBMITTAL FOR A 35' X 10' RETAINING WALL, 10860 Ora Street; Contractor: Wilkinson Custom Excavating - Property Owner, Michael Butts was present. The submittal and drawings were in order and complete. The contractor will proceed to Pikes Peak Regional Building for building permits and inspections.
M/S Kosley/Lowndes to approve the drawings as submitted. All yea

OTHER BUSINESS:

11045 Hondo Avenue; Request for Information on Installing 12' x 56' Parking Space on Hondo Right of Way with Retaining Wall - The Clerk has been in email correspondence with one of the Property Owners, Rhein Dabler for the past three months on inquiries involving installing parking on Hondo Avenue right of way. DPW Director, Robert McArthur has performed a site inspection to advise the Planning Commissioners. The Clerk has sent Dabler the town codes and permits as they relate to the proposed project. There have been no formal submittals made to the Commission. A survey has not been done. The property owners have been forwarding aerials of the site with suggested parking improvements. The lot is fairly steep and considerable excavation would have to take place - all planned on right of way at this time. Commissioner Kosley reiterated that there can be no private changes to the Town rights of way. There can be no building or encroaching onto or into the Town rights of way. McArthur was present at this meeting and concurred with the Chairman. The Clerk will relay these minutes to the property owner.

Church in the Wildwood, 10585 Ute Pass Avenue; Request for Zoning Information for Day Care Center for State Application Submittal

The Planning Commissioners stated that the Church is within a Business District on the Town Zoning map and a daycare center is a permitted use in the zone. The Church in the Wildwood has operated a childcare center in prior years. Commissioners stated this use would be an asset to the community.

Discussion of a Site Visit at 10305 Mountain Lane for Zoning Compliance Review

Chairman Kosley stated that the Commission will request the scope of work be submitted for this site prior to a planning commission visit. The property has recently sold to out of state buyers. There are two houses on the one lot - both built in the 1920's.

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A septic system is planned this spring for one of the structures as relayed to the clerk by owner, Scott Childress. Total lot size is 5,835 square feet according to County Assessor. The Commission will await the survey and scope of work. **No** other business was presented that required Commission discussion or action.

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

The meeting was adjourned at 6:29 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer