

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, FEBRUARY 14, 2012**

The meeting was called to order by Chairman Kosley at 6:02 p.m.

Attendance:	Lowndes - absent	Thorne - present
	Krall - present	LoCascio - present

APPROVE MINUTES FROM JANUARY 24, 2012 M/S Kosley/LoCascio to approve. All yea

Chairman Kosley stated that the commissioners would not perform a site visit at this time for 6875 Hotel Street.

A Public Hearing was called to order at 6:04 p.m. by Chairman Kosley.

PUBLIC HEARING: REQUEST FOR A SPECIAL USE TO OPERATE A VACATION RENTAL IN A RESIDENTIAL ZONE - 6810 Park Avenue; Shawn Meyers, Property Owner and Property Manager - Shawn and Robin Meyers were present. On January 10, 2012, an informal submittal requesting a special use was submitted before the Commission. The site was posted with a Public Hearing Notice; informational packets were sent to seven property owners within 100' of the petitioning property. To date, six responses have been received in favor of granting a special use to operate a vacation rental in a residential zone. The residence can sleep up to 8 but will probably be used for up to 6. Off street parking is adequate, allowing space for more than 4 vehicles. The Meyers' were requested to prepare an informational packet for the renters addressing Town codes relating to noise, trash, and wildlife awareness for the Public Hearing before the Board on Tuesday, 2/21/12. There being no further comments from the Planning Commissioners, petitioners or audience members, the Public Hearing was closed at 6:09 p.m.

Findings discussed were:

- six neighboring property owners were in favor of granting the special use
- the use will not be detrimental to public health, safety or welfare.
- the use will not result in undue traffic congestion or traffic hazards.
- the petition and the use conform to the requirements of the zoning ordinance.
- the use is consistent with the goals and objects of the Master Plan.
- special use will increase lodging and sales tax revenues.
- neighboring land use is compatible with contemplated use.

M/S Thorne/Kosley to recommend approval of a special use to operate a vacation rental by owner for 6810 Park Avenue. All yea

ZONING CODE COMPLIANCE - 6875 HOTEL STREET - Property Owner, Kathleen Wilson was present. Wilson submitted a letter dated 2/9/12 to the Planning Commission requesting a special use for the business property that would allow three single bedroom apartments with the remainder of the space, approximately 1,000 sq. feet, be used for a business. Wilson has not decided the type of business but stated that it is intended to be very low keyed. She stated that there are two apartment spaces being used at this time. Chairman Kosley referred to Zoning codes Sec. 16-310, 310(b), Sec. 16-708(b) and Sec. 16-708(b)(1), Sec. 16-710 and 16-711(c)

were reviewed and considered applicable for this property. Kosley stated that the Commissioners would need to consult with and receive feedback from other governing agencies before going further with the public hearing process. The Regional Building Department, El Paso County Health and the Fire Department would be reviewing the proposal submitted by Wilson. The septic would need to be signed off on by the Health Department now that it has been located to assure that it is sized for the use. The Fire Department reviews plans for commercial space housing apartment units. Regional refers to this project as “an interior renovation-change in use”. The building is considered commercial even with the proposed apartment units, therefore, remodel work would need to be completed by a licensed contractor. There is no history of permits pulled with the Regional Building Department. Wilson was encouraged to prepare a floor plan with square footage listed for each proposed use.

OTHER BUSINESS: No other business was presented that required Planning 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