

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, APRIL 28, 2009**

The meeting was called to order by Chairman Kosley at 6:00 p.m. and the commissioners left Town Hall to perform the site visits on the agenda. Commissioners returned to Town Hall at 6:40 p.m.

ATTENDANCE: Turnbull - present Lowndes, John - present
 Hall - absent

APPROVE MINUTES FROM APRIL 14, 2009 M/S Turnbull/Lowndes. All yea

DECK EXPANSION AND REPAIRS - 11415 BELVEDERE AVENUE; Property Owner, Jim VanScoten: Expand rear deck to 16' x 16'; Repair only; no expansion of existing front deck 14' x 5'

M/S Turnbull/Lowndes to approve the plans as submitted. All yea

During the site visit, the property owner also discussed installing an 8' x 10' or 10'x10' Tuff shed. He had a location selected on the property. It appeared to the commissioners that setbacks would be met but they requested that another site visit be done when the exact dimensions of the shed are decided upon. The commissioners would also like to receive an illustration of the proposed shed.

DECK REPAIR - 11160 BELVEDERE AVENUE, Property Owner, Miles Rovig; Property Renter, Fred Dittenber The deck was built in 1975. The owner had the decking and joists torn out before realizing the construction permit from Pikes Peak Regional Building was required. The deck repair is to remain within the same footprint as when built. The commissioners will approve this project as a repair and maintenance item. The survey submitted at the time the house and deck were built shows the deck to be within the property line. Setback could not be determined. The property owner will prepare construction drawings and present them to the Town Clerk before going to Regional for permit and inspection.

CONCEPT DISCUSSION FOR NEW RESIDENTIAL CONSTRUCTION; 11120 MIDLAND AVENUE - Scott Linscott, Property Owner; Contractor, Rod Wiebe, Nighthawk Design A preliminary, conceptual discussion ensued with the contractor Rod Wiebe who stated that property owners are considering constructing a new residence on a parcel of land within Teller County in the Green Mountain Falls Town limits. The existing residence addressed as 11120 Midland Avenue and 11120 Belvedere Avenue, accessed from Midland Avenue, is also within Teller County. The detached carport is within El Paso County. The septic for the new residence would be permitted through the Teller County Health Department. The construction permit and inspections would be through the Pikes Peak Regional Building Department. At this time prior to reviewing an actual site plan and construction drawings, minimal input could be given by the commission. Chairman Kosley noted that the contractor is researching and discussing the project with all the right organizations: Health Department, Building Department, and local Fire Department (new hydrant may be mandated). Kosley stated that he thought a legal ingress/egress access may have to be legally deeded to the new site being a section of Midland Avenue is owned by the property owners.

NEW BUSINESS - No new business requiring discussion or action from the commissioners was received.

CORRESPONDENCE - Resident, Michael P. Lohman, was not present at the meeting to review his resume with the commissioners.

There was no other correspondence received by the Town Clerk or commissioners that required discussion or action from the commissioners.

The meeting was adjourned at 7:25 p.m.

Chairman David Kosley

ATTEST:



Chris Frandina, Municipal Clerk/Treasurer