

TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
June 23, 2015
MINUTES

1. CALL TO ORDER/ROLL CALL

Chairman Alexander called the meeting to order at 6:32 PM.

Attendance: Willie Alexander, Dick Bratton, Eric Caldwell, Dominique Turnbull., and Mayor Worthey.

2. AGENDA:

M/S Bratton/Alexander To Approve Agenda as amended- Passed 4-0

3. Approve Minutes of the Jun 9 Meeting

M/S Turnbull/Alexander To Approve Minutes as amended. Passed 5-0

4. PUBLIC INPUT- None

5. NEW BUSINESS- Request for VRBO at 10312 El Paso Ave

Chairman Alexander called a public meeting to order at 6:38 PM

Mary Lang, 11240 Belvidere, representing the owners Anthony Lang and Rhonda Anderson, presented the request. She said the unit is 2 bedroom with capacity of 6 people and will be rented year round (2 night minimum) but probably only in the summer. The VRBO will be managed by her daughter, Emily, who lives in GMF.

Velma Kreiger, 10340 El Paso, spoke in opposition. She said a VRBO would not be good for the neighborhood with short term rentals (3-4 days). It would be like a hotel and not good for a "private" road.

Ray Campbell, 10374 El Paso, Suggested that GMF limit the number of VRBO's in GMF to preserve the character of theTown and that there is an enormous difference between a VRBO and a home.

David Sheffel, 7220 Catamount, spoke in favor. He said what the opponents worry about won't happen. You can't compare GMF with Colorado Springs or Texas. Thirty VRBO's in GMF is not a problem.

Joy Prouty, 10316 El Paso, spoke against and felt it was not a good idea for the neighborhood.

Arthur Krisac, 10318 Cheyenne St, was concerned about traffic in the steep road up to Cheyenne Street in the winter. He doesn't want people using his driveway to turn around and backing into his fence.

The Chairman closed the Public Hearing at 7:28 PM.

Commissioner Bratton noted that there were 5 letters returned from the neighbors that were opposed to the VRBO and none in favor. The Commissioners had read all of the letters. It was also noted that proper procedures had been followed, i.e., neighbors were notified by letter, the property posted, and the hearing was advertised.

M/S Bratton/Alexander- To approve FINDINGS that the following standards of Sec, 16-1710 Special Uses had been met:

The use conforms to the requirements of the zoning ordinances.

The use is consistent with the goals and objectives of the Master Plan.

Neighboring land uses are compatible with the contemplated use.

The use will not result in an over sensitive use of land.

The use will not result in undue traffic congestion or traffic hazards.

The use will not be unreasonably detrimental to public health, safety and welfare.

Motion Passed 4-0

M/S Bratton/Alexander to recommend Town Board approval of the request with a condition that the VRBO permit be reviewed by the Board within 6 months of the start of rentals. Motion passed 4-0

7. Old BUSINESS

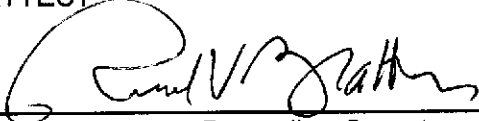
Continue discussion of the May 8 Letter from Ben & Nan Stevens to the Town Marshal about Stones & Bones at 6970 Lake Street. M/S Bratton/Alexander to table this item to the next meeting in order to have time to review Chapter 16 of the Municipal Code concerning Business District zoning. Motion passed 4-0.

8. ADJOURNED at 8:13 PM.



William Alexander, Chairman

ATTEST



Richard Bratton, Recording Secretary