

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, JULY 12, 2011**

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

<b>Attendance:</b>	<b>Lowndes - present</b>	<b>Turnbull - present</b>
	<b>Kosley - absent</b>	<b>LoCascio - present</b>

**APPROVE MINUTES FROM JUNE 14, 2011 M/S Lowndes/Turnbull to approve the minutes. All yea**

**The commissioners left Town Hall to perform the site visits listed on the agenda and returned at 6:18 p.m.**

**REQUEST TO REPLACE AND ADD A NEW OUTLOOK LODGE BUSINESS SIGN ON UTE PASS AVENUE AND ADD A NEW SIGN ON HOWARD STREET; REQUEST FOR A REVOCABLE PERMIT FOR SIGN ON UTE PASS AND HONDO AVENUE** - Sign application and survey were presented by the Outlook Lodge and Kirkpatrick Family Foundation facilities manager, Jesse Stroope. The request is to replace the existing sign off of Ute Pass Avenue and place a small sign on Howard Street. Size specifications were met. The survey showed the current sign to encroach upon the platted public right of way of Hondo and Ute Pass Avenue. It will be 15' from the driven portion of both Ute Pass and Hondo Avenues. The property owners are proposing that approximate location for the new sign. A revocable permit application was submitted with the sign request. The Planning Commissioners stated that the property owner's request for the sign placement to be granted under the revocable permit met with the code criteria. They stated that it is similar to other business uses of public right of way that are granted revocable permits. The sign does not interrupt the normal flow of vehicular or pedestrian traffic nor does it interfere with the public's normal use of public property. **M/S Turnbull/Lowndes to recommend that the Board of Trustees grant a Revocable Permit as submitted for The Outlook Lodge business sign on Ute Pass and Hondo Avenue. All yea**

**OTHER** - A letter dated July 7, 2011 was received from resident, Dr. Trajn Boughan of 6850 Howard Street. Boughan requested that the Planning Commission apply the fence permit specifications to a project being installed by her adjacent neighbor, Jack Mountford at 6860 Howard Street. The commissioners will put the item on the 7/26/11 agenda. The members transmitted the other items mentioned in the letter to the Marshal's Department because those items appeared to fall under code enforcement.

**The Public Hearing was called to order by Vice Chairman Krall at 6:25 p.m.**

**PUBLIC HEARING CONTINUED FROM JUNE 14, 2011: REQUEST FOR A VARIANCE TO SIDE AND REAR PROPERTY LINE SETBACKS TO CONSTRUCT A 20' X 29' STEEL CARPORT; 10720 GRANDVIEW AVENUE, PETER KOLAR, PROPERTY OWNER was present.** To recap the first public hearing, ten informational packets were sent out to property owners within 100' of Kolar's property lines. The site was posted at two locations with public hearing notices: Grandview and Florence. Four responses have been returned up to this date; three in favor of granting a variance to the property line setbacks and one property owner who was in favor after requesting and receiving measurement clarification. This property owner requested a review of the 0' setback variance request by the Public Works Director,

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Robert McArthur. McArthur sent an email to Commissioner Kosley and the commissioners dated 6/13/11 stating that DPW does not encourage or support 0 setbacks. McArthur stated that promoting this type of variance is the reason the Town has so many encroachment issues of which Florence is one of the worst. McArthur stated that the Kolar side of Florence is not the main cause of problems but the other side of that road is where the majority of obstructions on ROW exist. The Public Hearing was continued at the request of Chairman Kosley in order for Kolar to more clearly define his property line pins. Kolar complied with the request and the commissioners were able to clearly locate the pins to determine that the carport will be 1' 5" from the side property line and just a few inches from the rear property line. Vice Chairman Krall reiterated to Kolar that there can be no encroachment onto Florence Avenue even with an overhang. Kolar stated that there would be no encroachment. There being no further comments by the petitioner, commission or audience participation, the public hearing was closed at 6:33 p.m.

**M/S Lowndes/Krall to recommend approval of a side and rear setback variance for 10720 Grandview Avenue. Lowndes, Krall, Turnbull to approve; LoCascio did not vote on this item due to a conflict of interest being her husband was the engineer on the project.**

The Board of Trustees will hold a Public Hearing on July 19, 2011 at 7:00 p.m. for this item.

### **PRESENTATION OF THE GREEN MOUNTAIN FALLS ECONOMIC SUSTAINABILITY PROJECT DRAFT FINAL REPORT; INFORMATIONAL ITEM**

Grant Facilitator, Joe Hanke presented the members a copy of the Economic Sustainability Project report and the analysis matrix. He stated that both documents are still preliminary. Hanke explained that he will be coming back to the Commission at a later date to request adoption of the report into the Comprehensive Plan. He briefly explained the criteria that went into the report and the matrix. Hanke discussed the future formation of an advisory committee to keep the project momentum going and begin the priority setting to recommend to the Board. He encouraged Planning Commission representation as it falls within their purview.

**CONTINUED REVIEW OF GREEN MOUNTAIN FALLS MUNICIPAL CODE, ARTICLE III, REVOCABLE PERMITS, SECTIONS 16-1-61 THROUGH 18-72  
M/S Krall/Turnbull to table until Commissioner Kosley can be present. All yea**

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

**The meeting was adjourned at 6:59 p.m.**

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Jamie Krall, Vice Chairman

**ATTEST:** \_\_\_\_\_  
Chris Frandina, Town Clerk/Treasurer