

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, JULY 14, 2009**

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

ATTENDANCE: Turnbull - absent Lowndes, John - present
 Hall - absent Lohman (alternate) - present

REQUEST TO REVISE AGENDA: M/S Lowndes/Kosley to revise agenda and add a Sign Permit Request from Ken Nord of Stones, Bones and Wood. Item to be added as Agenda Item #7. All yea

APPROVE MINUTES FROM JUNE 23, 2009 M/S Lowndes/Kosley. All yea

The commissioners left Town Hall to perform the site visits and returned at 6:58 p.m.

SIGN PERMIT REQUEST: 2' X 3' FREE STANDING, WOOD, INFORMATIONAL SIGN - COMMUNITY GARDEN, 10396 EL PASO AVENUE; PROPERTY OWNER, SUNDE KING - Representative, Carla Anderson was present. Submittal was complete and within compliance of the sign permit codes. Signed permission from property owner in file; insurance under the Church in the Wildwood. M/S Kosley/Lohman to approve the permit request as submitted. All yea

NEW CONSTRUCTION: DRAWINGS FOR AN ATTACHED GARAGE AND VARIANCE REQUEST APPLICATION: REQUEST FOR A ZERO SETBACK TO FRONT PROPERTY LINE SETBACK - 10730 MOUNTAIN AVENUE PROPERTY OWNER, GARY FLORENCE Contractor, Mac Pitrone was present with signed authorization to represent the property owner. The drawings for the 22' x 27' garage were complete. The height is within code at 29'. The steepness of the current driveway is severe and run-off continually fills the garage floor with more than 3' of gravel. The garage doors cannot be opened any longer and have been destroyed by the runoff. The location of the new garage will alleviate the steep grade. Code requirement for front property line setback is 15'. If the 0' variance is granted, the corner of the garage will be more than 12' from the driven portion of Mountain Avenue. Public Works Director, Robert McArthur performed a site visit with the contractor and homeowner and made recommendations that the Planning Commission will incorporate into the public hearing. The request was for a grated drainage trench in the apron in front of the garage door and a retaining wall at the SW corner to mitigate any run-off from the street. The town clerk was requested to set a Public Hearing for Tuesday, July 28, 2009. The site will be posted and informational packets regarding the variance request will be sent to property owners within 100' of the petitioner's property lines.

10' x 12' SHED WITH CONCRETE PAD AND PRIVACY FENCING - 6845 D HOTEL STREET; JOANNE & NIK HASENAUER Complete submittal was received from the property owner. Setbacks for the 10' x 12' shed were in compliance. The two sections of 6' cedar privacy fencing were within compliance. The 5' ornamental fence with gate within compliance. The commissioners will have the Town Clerk review this planning file in three months to confirm that the shed construction has been completed. M/S Lowndes/Lohman to approve the permit request as submitted. All yea

SIGN PERMIT REQUEST - Ken Nord owner of Stones, Bones and Wood, 6970 Lake Street submitted a sign permit application to replace the existing sign on the building and add a smaller sign under the existing canopy. Sign is within code compliance. Nord was requested to follow the highest grade of the canopy for the small sign installation. **M/S Kosley/Lowndes to approve the sign permit request as submitted.**
All yea

NEW BUSINESS - The clerk reported to the commissioners that the Public Works Director, Robert McArthur is researching gravel supply sources and the short term storage of potential gravel he may acquire. If the 1,000 cubic yards of gravel can be secured, it will be at a large financial savings to the town. The road base will be applied to the roads over a two-three month period. Property owner Craig Sumner has agreed to allow McArthur to store in his vacant lots on El Paso Avenue. The commissioners requested that if this opportunity happens that the adjacent property owners are notified and that dust control measures be applied if applicable.

No other business requiring discussion or action from the commissioners was received.

CORRESPONDENCE - No correspondence was received by the Town Clerk or commissioners that required discussion or action from the commissioners.

The meeting was adjourned at 7:35 p.m.

Chairman David Kosley

ATTEST:



Chris Frandina, Municipal Clerk/Treasurer