

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, AUGUST 13, 2013 – 6:15 P.M.**

The meeting was called to order at 6:20 p.m. by Chairman Dave Kosley.

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

APPROVE MINUTES FROM JULY 23, 2013 M/S LoCascio/Lowndes to approve the minutes as submitted. All yea

CONSTRUCTION DRAWINGS FOR A SINGLE STORY ADDITION AND GARAGE; 11350 BELVIDERE AVENUE; PROPERTY OWNER, PAMELA BANTA Chairman Kosley stated that if Banta does not build the garage and is required to make the change on the drawings to Teller County Regional Building, the Clerk can sign off on the change modification drawings without Banta appearing before the Planning Commission. **M/S Kosley/Thorne to approve the drawings as submitted. All yea**

The Commissioners left to perform the site visits on the meeting agenda at 6:38 p.m. and returned at 6:58 p.m.

REQUEST A VARIANCE TO FRONT PROPERTY LINE SETBACK TO REPLACE FRONT DECK AND CONSTRUCT A SIDE DECK; 11175 FALLS AVENUE; Property Owner, Karen Clark; Architect & Representative, Jason Brungardt

Existing front deck does not meet the current setbacks within the GMF municipal code; it is less than 3' from the property line. Current code is a 15' front property line setback for structures. The proposed deck will remain within the property line with no encroachment into Falls Avenue. A 0' setback variance is being requested. The new front deck will be in compliance with the Teller County Regional building code requirements. The commissioners requested that the Town Clerk set a Public Hearing for Tuesday, August 27, 2013 at 6:30 p.m.

FENCE PERMIT, 10770 OLATHE STREET; Property Owner, Ellen Morse; Representative, Brigit Kelly M/S Kosley/Thorne to approve the fence application and drawings as submitted. All yea

OTHER BUSINESS: Chairman Kosley requested that the Board of Trustees have the Town Clerk post a vacancy for the planning commission. He is recommending a closing date of 9/20 for the receipt of applications. The commissioners bid a sad farewell to Cameron Thorne who Commissioner Lowndes stated was the most involved, thorough and detailed commissioner he has worked with in his ten years on the Commission. The commissioners will be meeting once a month for the months of October, November and December. **No other** business was presented.

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

The meeting was adjourned at 7:05 p.m.

Chairman Dave Kosley

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer