

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, AUGUST 24, 2010**

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

ATTENDANCE: Turnbull - present Lowndes - present Krall - present
LoCascio - absent

The commissioners left Town Hall to perform the site visit listed on the meeting agenda and returned to Town Hall at 7:08 p.m.

APPROVE MINUTES FROM JULY 13, 2010. M/S Kosley/Lowndes to approve the minutes as submitted. All yea

M/S Kosley/Lowndes to revise the agenda to add a request from Property Owner, Shawn Reis, 10700 Grandview Avenue to determine side property line setbacks for a portable carport installation. All yea

REQUEST FOR A PORTABLE CARPORT INSTALLATION, 10700 GRANDVIEW AVENUE, Property Owner, Shawn Reis requested the commissioners to determine that the side property line setback of 5' was met for him to install a one car 9' high portable carport. Upon review of the planning file for 10700 Grandview Avenue, the commissioners determined that the 5' side setback would be met. Reis had not selected a design and the commissioners requested that a copy of the carport design and materials be submitted to the Town Clerk prior to the installation. The portable unit that Reis favored and discussed would not need a permit from Regional Building but the commissioners wanted documented confirmation on the carport design Reis will be installing. **M/S Kosley/Turnbull to approve a carport installation for the size and location presented to the Planning Commission with the condition that a facsimile of the unit selected is submitted to the Town Clerk for Commission review prior to the installation. All yea**

TWO STORY RESIDENTIAL ADDITION FOR GARAGE AND MASTER BEDROOM - 10910 Olathe Street; Philip and Sara Snow - Contractor, Mac Pitrone was present. Construction drawings and site plan were submitted. Setbacks were met. The maximum height regulation of 35' will not be exceeded. Septic system has been sized and installed in 2006 for a 3 bedroom residence. The number of bedrooms is not being increased. Pitrone plans are a June 2011 completion of the addition. **M/S Kosley/Turnbull to approve the drawings as submitted. All yea**

PRESENTATION OF LANDSCAPING CONCEPT FOR PHASE ONE - OUTDOOR SEATING ON PRIVATE LAND IN BUSINESS DISTRICT ZONE FOR A NEW BUSINESS; THE SAGE COFFEE SHOP - 6875 Hotel Street; Property Owner, Tim Lange; Property Lessees, Mr. & Mrs. Victor Matthews would like to put in a coffee shop at the building owned by Tim Lange at 6875 Hotel Street. The building once housed the Mountain Lake Children's Center and recently was used for the International Travel offices. A letter from the property owner, Tim Lange, documenting his permission for the proposed use of the property by Matthews was requested. Matthews wants to begin minimally with wrapped pastries being brought in from his facilities in Colorado Springs and coffee in containers. All dishes and utensils will be

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disposable. No food preparation will be taking place at this location. Therefore, no sinks will be required. Matthews would like to put seating outside the building for about 20 people bordering on Hotel Street and on Ute Pass Avenue on the side of the building. He will have seating for another 20 inside the building. Planning Commissioners were concerned that the line of sight for Ute Pass Avenue would be compromised by the tables and umbrellas. They were also concerned with the nearness of the seating to Ute Pass Avenue which they determined may be a safety concern. Using two to three railroad ties as a possible barrier was discussed. The Marshal's Department and Town Public Works will be requested to review the submittal by Matthews. The clerk was requested to review the municipal code for the necessary number of off street parking spots needed for the proposed use. Code regulation is 1 spot per three seats for a restaurant, eating or drinking establishment. Matthews was requested to contact the Health Department to glean information on the location of the cess pool/septic system. He was to check on the required number of bathroom stools that may be necessary for 40 customers. He was also requested to contact Regional Building to determine if they would require any ADA upgrade being the use was being changed. The commissioners requested that Matthews submit a more detailed drawing of the barrier proposed for the Ute Pass Avenue side of the building and information received from the Marshal's Department and Public Works.

OTHER BUSINESS: The Planning Commission requested that the Town Clerk write Scott Hunt, owner of the Silver Tongue Devil Saloon and invite him to the September 14, 2010 meeting. The commissioners are interested in Hunt's construction timeline for the interior remodel with specific information on the bathroom remodel that was presented to the commission in April 2010. The commissioners would like a completion date for the veneer installation on the side of the patio. **The Town Clerk** was requested to contact Craig Sumner and establish a timeline for completion of the detached garage. Sumner first presented the construction plans in 2002. He did not take the plans to Regional Building at that time. He returned to the Commission in August 2009 for a plan review so that he could go to the Regional Building Department. **No** other business was presented or discussed.

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

The meeting was adjourned at 7:32 p.m.

Chairman David Kosley

ATTEST: _____
Chris Frandina, Municipal Clerk/Treasurer