

TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
September 8, 2015
MINUTES

1. CALL TO ORDER/ROLL CALL

Chairman Alexander called the meeting to order at 6:35 PM.

Attendance: Willie Alexander, Eric Caldwell, Dominique Turnbull,
Mark Mazza, Mayor Lorrie Worthey -Dick Bratton (Arrived 6:50 PM)

2. AGENDA- Additions and corrections- None

3. Approve Minutes of the August 25, 2015 Meeting.

M/S Turnbull/Mazza To Approve Minutes. Passed 4-0

4. PUBLIC INPUT- None

5. NEW BUSINESS

a. Input from Town Attorney- Town Attorney unable to attend.

M/S Turnbull/Caldwell To table the item to next meeting. Passed 4-0

b. Public Hearing-10770 Florence- Special Use Permit- Vacation Rental,

Jesse Stroope/Phil Morris- Public Hearing opened at 6:38 PM. Phil Morris and Jesse Stroope presented. Jesse manages other local properties for Chris Kessee, is here every couple of months, and the house will be used primarily as a 2nd home. Jesse stated that the intended use will be more personal than rental. Chairman Alexander, 10845 Myrtle St., excused himself from the Commission and conditionally presented in favor if the property was used primarily as a vacation home more than a rental. Mac Pitrone, 10840 Myrtle stated he thought the Town should place a moratorium on vacation rentals. The public hearing was closed at 6:57 PM.

16 letters of notification were sent out to property owners within 100' of the property. 9 were returned with 6 in favor & 3 opposed.

The Chairman read the Findings:

The petition conforms to the requirements of the zoning ordinances

The use conforms to the requirements of the zoning ordinances.

The use is consistent with 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 the land.

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

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

Chairman Alexander asked if the Commissioners had read the noted sections of the Comprehensive Plan as requested at the 8/11/14 PC meeting.

All replied in the affirmative.

M/S Caldwell/Turnbull To recommend Approval to the Board of Trustees.

Passed- Bratton, Caldwell, Turnbull, Mazza in favor, Alexander abstained.

c. Public Hearing-6840 Park Ave.-Special Use Permit-Vacation Rental,

Chris Keesee. Public hearing opened at 7:06 PM Jesse Stroope presented the application. The request is for the apartment above the garage (not the main residence). 32 Letters were sent to neighbors. 15 letters were returned with 13 in favor, 2 opposed. Ann Esch 6830 Colorado St.spoke in favor. Commissioner Caldwell, 6840 Howard Street left his seat and, from the audience, spoke in favor. Hearing closed at 7:18 PM.

The Chairman read the Findings:

The petition conforms to the requirements of the zoning ordinances

The use conforms to the requirements of the zoning ordinances.

The use is consistent with 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 the land.
The use will not result in undue traffic congestion or traffic hazards.
The use will not be unreasonably detrimental to the public health, safety and welfare.

M/S Bratton/Mazza To recommend approval to the Board of Trustees.

Passed - 3-1 (Alexander opposed) (Caldwell Abstained).

d. 7145 Maple Street, addition to house, Rosemary Edling

Rod Wiebe represented the owner and presented the project.

Commissioner Mazza left the meeting at 7:23 PM. The PC reviewed

4 sheets of engineering drawings and stamped them.

M/S Caldwell/Bratton to approve the project as submitted with the following conditions: 1. That the design be modified as needed to meet requirements for construction in a flood plain. 2. Vacate the lot line between lots 12 and 13 in order to meet the side lot setback requirement.

6. OLD BUSINESS

a. 10935 Hondo Ave.- Dr. Thomas- Water diversion/Drainage

M/S Caldwell/Bratton to table until we get advice from the Town Attorney.

Passed 4-0.

b. 10404 Mountain Ave- Sharon Grenoble-Road Obstruction

Petitioner not present but did submit a sketch showing she wanted

to have everything (railroad ties, boulders, brush) removed from the existing driveway to the Pico property line- an area up to 18 feet wide.

Commissioner Bratton felt that large an area was not needed to provide adequate turnaround space. He recommended just moving two railroad ties 3 feet southeast to clear about 50 Square Feet).

M/S Caldwell/Turnbull To let the property owners (Grenoble and Pico) work out a solution between them.

7. Other

Chairman Alexander asked that an item be placed on the agenda for next meeting to discuss a meeting he had with Joanne Lester , 6820 Colorado St.

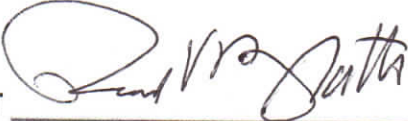
Commissioner Turnbull asked that VRBO's be added to the agenda for the next meeting. He wanted to know if GMF VRBO numbers are in line with other small towns and what we consider to be a balance for GMF.

8. ADJOURNED at 8:19 PM



William Alexander, Chairman

ATTEST



Richard Bratton, Recording Secretary