

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, OCTOBER 13, 2009**

The meeting was called to order by Chairman Kosley at 6:01 p.m. The Town Clerk swore in Jamie Krall before the meeting so that she could be seated at the Commission table.

ATTENDANCE: Turnbull - present Lowndes, John - present
 Krall - present

APPROVE MINUTES FROM SEPTEMBER 22, 2009 Commissioner Kosley requested that a correction be made to the minutes. Under the Shed Installation at 10225 Ute Pass Avenue, 5th line - "Mark Buswell agreed to move the shed to meet the side setback requirement" instead of "agreed to move the shed 7"-8" to avoid applying for a variance." **M/S Kosley/Turnbull to approve the minutes as corrected. All ye**

The commissioners left Town Hall to perform the site visits listed on the agenda and returned to continue the meeting at 6:37 p.m.

7' x 10' SHED INSTALLATION, 10374 EL PASO AVENUE; PROPERTY OWNERS, ANTHONY AND TAWNI DE YOUNG - The DeYoung's were not able to be at the property to discuss the project with the commissioners due to a family emergency. The commissioners ascertained that the side setback requirement of 5' was met. The proposal is to attach the shed to the side of the house covering the back door and adding a door at the front of the shed. The commissioners determined that the project would have to be reviewed by the Pikes Peak Regional Building due to the attachment of a structure. It could be interpreted as an addition, i.e. mud room, etc. being added to the existing structure. The commissioners requested that the local gas supplier, Black Hills be contacted to sign off on the gas line that is currently on the outside of the house but is proposed to be inside the attached shed. The Town Clerk will contact the property owners to request a submittal with drawings that will be reviewed by commissioners and Regional Building.

PRESENTATION OF TWO SOLID PARTITIONS, THE PANTRY RESTAURANT, 6980 LAKE STREET; OWNER, BEN STEPHENS

Planning Commission Chairman Dave Kosley sent Ben Stephens a letter dated October 7, 2009 requesting a submittal before the commissioners for the installation of sound barriers. Stephens responded with a letter dated 10/09/09 and a drawing of the proposed barriers.

Regional Building investigator, Terry Brunette performed an inspection on Monday, October 12, 2009. Brunette stated that the light, ventilation and egress of the Nord property could not be impeded. No barrier, fencing, etc. could be allowed that impeded light, ventilation and egress.

The commissioners relayed Regional Building's statement to Stephens. Stephens stated that he was following the recommendations of the Board of Trustees at the 08/18/09 Board meeting. Stephens reported that the Board requested that he follow Marshal Ford's recommendations concerning noise dampening procedures to alleviate early morning noise complaints.

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Stephens stated he will not continue the project and will take it down though he has \$300.00 worth of materials invested. He wanted everyone to know that he was making an attempt at noise dampening. Stephens reported that he also has invested over \$3,000 in surveillance cameras to monitor employees.

Regional Building investigator, Terry Brunett thought that there appeared to be new additions to the outdoor area other than what was permitted by Regional in 2004 and 2005. Ben and Nan Stephens stated that nothing has been added or moved in the outdoor garden area since the 2005 inspections and permits. Stephens was supplied a copy of the original site presentation and the floodplain requirements dated 3/4/04 that remain in effect.

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

OLD BUSINESS - The Chairman had requested that the Clerk contact the property manager of the town homes at 10630 Green Mountain Falls Road. Kosley noted that there appeared to have been excavation around the area of the septic system. Manager, Mary Kay Livingston for McGinnis Real Estate replied that runoff from a steep grade in the back of the first unit of town homes was getting under the units. The grade was reduced and the dirt brought around to the front of the buildings. She stated no septic excavation or repairs were done.

NEW BUSINESS - No new business requiring Planning Commission discussion or action was received.

The meeting was adjourned at 7:20 p.m.

Chairman David Kosley

ATTEST: _____
Chris Frandina, Municipal Clerk/Treasurer