

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MINUTES
TUESDAY, APRIL 23, 2013**

The meeting was called to order at 6:07 p.m. by Planning Commission Vice Chairman Krall.

Attendance: Lowndes - present Thorne - present
 Kosley - absent LoCascio - present

APPROVE MINUTES FROM APRIL 9, 2013 M/S Thorne/Krall to approve the minutes with the following correction on pg. 2, 2nd paragraph, 12th line “He did add an ADA accessible stairway to one of the concept drawings submitted”. All yea; Motion passes

The commissioners left at 6:20 p.m. to perform site visits for items listed on the agenda and returned at 6:50 p.m.

Vice Chair Krall called the Public Hearing to order at 6:52 p.m.

REQUEST FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER; PROPERTY OWNER, KATHY BAKI, 6844 HOWARD STREET was present and submitted a copy of the rental rules and regulations as requested by the commissioners. The site was posted with a Public Hearing Notice. Eleven information packets requesting input were mailed; four letters have been returned; all favor granting the special use. The petitioner proposes to rent to a maximum of three adults. Baki will be the property manager. There being no further comments from the petitioner, the audience or planning members, the Public Hearing was closed at 6:56 p.m. and the following findings discussed and agreed on.

- Four neighbors support the special use.
- The petition conforms to the requirements of the zoning ordinances.
- The use will not be detrimental to the public health, safety and welfare of the community.
- Neighboring land uses are compatible with the contemplated use.
- The Town will receive increased sales and lodging tax revenues with the use.
- Area businesses may benefit from an increase of overnight visitors to the community.

M/S Krall/Thorne to recommend that the Board of Trustees grant the Special Use Request for 6844 Howard Street. All yea

A Public Hearing will be held on Tuesday, May 7, 2013 before the Board of Trustees at 7:00 p.m.

Vice Chairman Krall called the Public Hearing to order at 7:08 p.m.

REQUEST FOR A SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER; PROPERTY OWNER, LARRY SMOOT; 11410 BELVEDERE AVENUE, REPRESENTATIVE, AND PROPERTY MANAGER, DAVE PEARLMAN was present and reported to the commission that this property had a special use granted a few years back but that it was subsequently abandoned by the owner. The site was posted with a Public Hearing Notice. The site was posted with a Public Hearing Notice. Six information packets requesting input were mailed; three letters have been returned; two favoring the special use and one opposed without any comments for the opposition. The petitioner proposes to rent to a maximum of eight adults. Pearlman stated that he will monitor any renters' access to the surrounding neighboring hillside which may cause erosion and disturbance, and any trespassing of guests onto neighboring properties. He stated that he will assure neighborhood needs are

adhered to and address noise or off street parking issues should they arise. Pearlman reported that there is ample off street parking on the property. Resident Mac Pitrone stated that Pearlman ran a first class rental operation. There being no further comments from the petitioner, the audience or planning members, the Public Hearing was closed at 7:15 p.m. and the following findings discussed and agreed on.

- Two neighbors support the special use; no statement given from the one neighbor opposing the special use.
- The petition conforms to the requirements of the zoning ordinances.
- The use will not be detrimental to the public health, safety and welfare of the community.
- Neighboring land uses are compatible with the contemplated use.
- The Town will receive increased sales and lodging tax revenues with the special use.
- Area businesses may benefit from the increase of overnight visitors to the community.

M/S LoCascio/Krall to recommend approval of a Special Use to 11410 Belvedere Avenue to the Board of Trustees. All ye

A Public Hearing before the Board of Trustees will be held on Tuesday, May 7, 2013 at 7:00 p.m.

REQUEST FOR AN 8' FRONT PROPERTY LINE SETBACK VARIANCE

- 10540 MOUNTAIN AVENUE; PROPERTY OWNER, CAROLYN DAVIS, in the variance application submitted states that she is now a year round resident and proposes to remodel the residence, adding a family room, moving the kitchen and expanding deck on the north side. She states that a variance to setback is necessary due to the topography and grade of the property. The Town Clerk was requested to set a Public Hearing for Tuesday, May 14, 2013 at 6:00 p.m. before the Planning Commission and Tuesday, May 21, 2013 at 7:00 p.m. before the Board of Trustees.

REMODEL: PARTIAL ROOF REPLACEMENT – 10790 GRANDVIEW AVENUE – Property Owner, Willy Alexander; Contractor, Mac Construction
M/S LoCascio/Krall to approve the drawings as submitted. All ye

DEMOLITION, REBUILD AND EXPANSION DECK DRAWINGS – 10730 MOUNTAIN AVENUE; PROPERTY OWNER, GARY FLORENCE; CONTRACTOR, MAC CONSTRUCTION It was determined during the site visit that all setbacks were met.

M/S Thorne/Lowndes to approve the drawings as submitted. All ye

CONCEPT DISCUSSION: POTENTIAL USE OF COMMERCIAL PROPERTY AT 10550 WEST HIGHWAY 24, PROPERTY OWNER, CHARLES LEGGETT; LEGGETT'S STORAGE LOT; AS OUTLINED IN GMF MUNICIPAL ZONING CODES - David Zeller, an owner of Fred's Towing is interested in purchasing the property and was present to seek input from the commissioners regarding GMF Municipal Codes addressing Special Use requirements on this 1.15 acre commercial property that has been a storage lot for more than 14 years. Zeller proposes to maintain the current business and honor any contracts in place at this time. He is proposing to add the seasonal equipment used by the towing company. He maintains a storage lot in Woodland Park. In the distant future, he discussed adding a mobile unit for an office and adding carports to house the motor homes. Aesthetics and screening were addressed as a major concern for the site. The commissioners could not assure Zeller what may be discussed and requested during the public hearing process. The consensus was that the use was necessary considering that the Town codes prohibit parking recreational vehicles

over a certain size on private property. The use would require special approval as outlined in GMF Zoning Code Sec. 16-310. Zeller was advised to consider an alternate layout for the property with a possible change to the grade so that all the stored vehicles would not be so visible. The consideration of taller fencing was discussed which would require a variance. Zeller did discuss some screening materials that he felt were more aesthetic than what currently exists.

CONCEPT DISCUSSION FOR USE OF PROPERTY AS OUTLINED IN GMF MUNICIPAL ZONING CODES, ELK CROSSING BUSINESS PARK, LLC; PROPERTY OWNER, MICHAEL LAMBERT was present the addition of storage units to the 2 acre parcel that is adjacent to the 1.5 acre parcel of land the Town is proposing to purchase for the town hall. Lambert desires to maximize the use of the remaining property as an investment for his future financial security. Being a long term resident and surveyor he was seeking feedback from the commission on the need for storage units within the area. He is proposing three to four 20' x 60' buildings with various sized units within each building; initially he may start with just one or two buildings. Structures would be stucco with metal roofs. The units would have a security fence and the installation of obscure lighting. The units would not be seen from the proposed town hall site. There is ample screening. The use would require special approval as outlined in GMF Zoning Code Sec. 16-310. The property would be part of a minor subdivision process if the Town successfully secures a DOLA grant to purchase 1.5 acres and construct a new town hall. General consensus was that storage units built attractively would be a welcomed business.

OTHER BUSINESS: Commissioner Lowndes asked if there was an update addressing the signing of the Elk Crossing contract. Property owner, Mike Lambert stated that the progress was positive and his questions are being answered.

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

The meeting was adjourned at 7:55 p.m.

Jamie Krall, Vice Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer