

**WORKSHOP:** The Planning Commission held a workshop which began at 6:00 p.m. to discuss, plan and research potential sites for a Town Hall building. The Commission will hold these workshops at 6:00 p.m. prior to each Planning meeting for the next two months. Workshops are open meetings – all interested participants welcomed.

**TOWN OF GREEN MOUNTAIN FALLS  
PLANNING COMMISSION MEETING  
MINUTES OF REGULAR MEETING - TUESDAY, JULY 10, 2012**

**The meeting was called to order by Chairman Kosley at 6:34 p.m.**

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

**APPROVE MINUTES FROM JUNE 12, 2012 M/S Kosley/Lowndes to approve the minutes as submitted. All yea**

Chairman Kosley called the Public Hearing to order at 6:36 p.m.

**REQUEST FOR A 6' FRONT PROPERTY LINE SETBACK VARIANCE TO CONSTRUCT A CARPORT** – Property Owner, Ron Gans, 10845 Belvedere Avenue was present. Gans is requesting a variance to the front property line setback requirement of 15' to construct a single car carport. He recently obtained an Improvement Location Survey and has overlaid the carport project on the survey. A portion of the property fronts Belvedere Avenue and a portion fronts Kansas Avenue which converges into Belvedere Avenue. A setback variance request and subsequent approval is specific to the project submitted.

The commissioners determined that the closest portion of the new structure to include the overhang will be setback approximately 1.5' from the property line. Five informational packets were sent to property owners within 100' of the petitioner's property lines. Two letters in favor of granting a variance were received. As requested, the petitioner produced the drainage plan for the carport showing a rainwater collection tank.

The Public Hearing was closed at 6:48 p.m.

**The commissioners reviewed the following findings:**

- letters received show neighborhood support for the project.
- the granting of the variance shall be in harmony with the general intent of the zoning district and shall not be injurious to the neighborhood or detrimental to the public.
- the granting of the variance is necessary for the reasonable use of the property.
- the variance will not impair property values within the neighborhood.

**M/S Kosley/Lowndes to recommend approval of the variance to front property line setback to the Board of Trustees. All yea**

**M/S Kosley/Lowndes to approve the construction drawings for the carport contingent upon the Board of Trustees approving the setback variance. All yea**

The property owner requested that the Commission review plans for a 10' x 12' shed to be constructed at the back of the residence. Site plan showed all setbacks were met.  
**M/S Kosley/Lowndes to approve a 10' x 12' shed as submitted. All yea**

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The commissioners left to perform a site visit for the items listed on the agenda and returned at 7:25 p.m.

**INSTALLATION OF 10' X 10' STORAGE SHED – Property Owner, Karlene Kilmer: 11250 Belvedere Avenue M/S Kosley/Lowndes to approve the plans for the storage shed as submitted. All yea**

**10' X 26' NEW DECK CONSTRUCTION – Property Owner, Carolyn and Frank Rogers: 6986 Colorado Street M/S Kosley/Thorne to approve the plans as submitted. All yea**

**OTHER BUSINESS:** At the June 19, 2012 Board meeting, the trustees asked the commissioners to review land use codes which would pertain to recycling dumpsters on Town rights of way; in specific at the old town hall location. This had been brought up by the business owners on Lake Street and Ute Pass Avenue. The commissioners reviewed Section 16 of the Zoning Code and stated that within several of the design review policies, use compatible with existing adjacent neighborhoods were a major determination. The commissioners reported that recycling roll offs would have visual ramifications for that location and the residential neighborhood; would not be compatible with neighborhood goals and objectives, and may impair property values within the adjacent neighborhood. The Planning Commission did not support use of public property for the purpose proposed at the old town hall location. **No other** business was presented that required Planning Commission discussion or action.

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

**The meeting was adjourned at 7:34 p.m.**

\_\_\_\_\_  
David Kosley, Chairman

**ATTEST:** \_\_\_\_\_  
Chris Frandina, Town Clerk/Treasurer