

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, AUGUST 9, 2011**

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

Cameron Thorne was sworn in by the Town Clerk, Chris Frandina and will serve out the unexpired term of Domenique Turnbull.

Attendance:	Lowndes - absent	Thorne - present
	Krall - present	LoCascio - present (left 7:10 p.m.)

APPROVE MINUTES FROM JULY 26, 2011 M/S Kosley/Krall to approve the minutes. All yea

The commissioners left Town Hall to perform the site visits listed on the agenda and returned at 7:28 p.m.

FENCE PERMIT REQUEST - Anthony DeYoung, 10374 El Paso Avenue DeYoung had installed the fence prior to a Planning Commission submittal and approval. The fence is encroaching into the El Paso Avenue right of way by approximately 2-3' though it is several feet from the driven portion of the street. DeYoung stated that he thought the front yard was all within his property dimensions and explained that he built the small fence for the protection and safety of his two small children. Planning Commissioners felt it was far enough from the driven road and would not impede any traffic flow. DeYoung will still maintain the two off street parking spots for the residence. Commissioners directed DeYoung to have the portion of the fence on public land approved under the Revocable Permit code. DeYoung will submit the application that will be brought before the Board of Trustees. Chairman Kosley reminded DeYoung that he would have to add the Town onto his insurance policy as additional insured and that there is an annual fee of \$25.00.

REQUEST FOR REVOCABLE PERMIT FOR SECTION OF FENCE ON EL PASO AVENUE RIGHT OF WAY - Anthony DeYoung, 10374 El Paso Avenue
The Planning Commission supported DeYoung's request for a Revocable Permit for the section of fence encroaching onto El Paso Avenue public right of way.

REQUEST FOR REVOCABLE PERMIT - Scott Hunt, 10530 Ute Pass Avenue; Silver Tongue Devil Saloon and Pizza Restaurant - Scott Hunt was not present and has not responded to the Planning Commission letter.

16' X 16' DECK ADDITION ON REAR OF RESIDENCE, 10749 MOUNTAIN AVENUE - Architect Robert Seever; Property Owners, Anita and Renee Dolen - Submittal complete; setbacks in compliance to Municipal Code. M/S Kosley/Krall to approve the construction drawings as submitted. All yea

NEW CONSTRUCTION: 24' X 20' DETACHED GARAGE; 10340 CHEYENNE STREET - Property Owner, Karen Watson Submittal was complete; height and setbacks within compliance of the Municipal Code. Watson may construct a 4' retaining wall if necessary to mitigate any erosion on the north side of the new garage.
M/S Thorne/Krall to approve the construction drawings as submitted. All yea

NEW CONSTRUCTION: 26' X 32' DETACHED GARAGE; 6865 HOTEL STREET - Property Owners, Amy and Dan Battin

The Commissioners are requesting that the property owners meet with the Public Works Director, Robert McArthur to discuss how the ingress and egress to the garage will affect the Hotel Street right of way. Grade or slope elevations were not included in the submittal. The section of Hotel Street adjacent to the proposed garage site is considerably higher than the construction area. Chairman Kosley requested that the owners submit a visual marker for the roof height of the proposed garage. Kosley felt that the garage height while within the code regulations was going to dwarf the existing residence. He was concerned about the garage blending in with the surrounding neighborhood.

M/S Kosley/Thorne to table agenda item until 8/23/11. All ye

OTHER/UNFINISHED BUSINESS - Change in Use; Commercial Property owner by Tim Lange, 6875 Hotel Street; Occupied by Kathy Wilson and Jerry Stuhlsatz -

Chairman Kosley recommended that this zoning non-compliance issue be referred to Town Attorney, Dan Stuart for legal direction. Both parties, Lange and Stuhlstaz have been requested to comply with the zoning regulations and procedures with no resolution over the past six months. Direction from the attorney will be requested on the lack of response for a Revocable Permit request to Scott Hunt, owner of The Silver Tongue Devil Saloon; and for lack of response on the letter sent to property owner Ben Stephens regarding the VRBO Special Use status for 6855 Howard Street.

CONTINUED REVIEW OF GREEN MOUNTAIN FALLS MUNICIPAL CODE, ARTICLE III, REVOCABLE PERMITS, SECTIONS 16-1-61 THROUGH 18-72

The commissioners will review an outline of the additions and corrections recommended for Article III, Section 18 at the next meeting. Insurance Coverage will be adjusted; annual inspection reports from El Paso County Health Department will be required for subsurface use, e.g. septic systems, holding tanks; safety inspections on structures over the surface will be added and the fee schedule will be expanded. General conversation was that the annual fees for fences, signs, planters should be a lower fee than areas involving food service areas.

The meeting was adjourned at 8:08 p.m.

David Kosley, Chairman

ATTEST:

Chris Frandina, Town Clerk/Treasurer