

TOWN OF GREEN MOUNTAIN FALLS  
**PLANNING COMMISSION MEETING**  
**August 11, 2015**  
**MINUTES**

**1. CALL TO ORDER/ROLL CALL**

Chairman Alexander called the meeting to order at 6:37 PM.

Attendance: Willie Alexander, Dick Bratton, Eric Caldwell, Mark Mazza,  
Lorrie Worthey Absent : Dominique Turnbull

**2. AGENDA- Additions and corrections- None**

**3. Approve Minutes of the July 28, 2015 Meeting.**

**M/S Caldwell/Alexander To Approve Minutes.** Passed 4-0

**4. PUBLIC INPUT-**

Robin Meyers, 6816 Colorado Street, asked if he could purchase the undeveloped east end of the Right of Way (R.O.W.) for Colorado Street. He was advised to submit a letter to the Planning Commission stating his desire and reasons for purchase the ROW for their consideration.

**5. NEW BUSINESS**

**a. 6840 Park Street-Special Use Permit (VRBO)**

Applicant Chris Keesee was represented by Harold McCardie. The application was found to be in order and a Public Hearing set for the Sep 8 PC meeting.

**b. 10770 Florence Ave. Special Use Permit (VRBO)**

Applicants Phil Morris and Jesse Stroope were represented by Harold McCardie. The application was found to be in order and a Public Hearing set for the Sep 8 PC meeting.

**c. 11105 Midland Avenue -Inquiry from Gayle Knowles, Realtor.** She asked about the probability that the Town might build a road on the Pueblo Ave Right Of Way (ROW) between Midland Ave and Falls Ave. It was determined that the Town no longer owns the ROW.

**M/S Bratton/Alexander To authorize the Chairman to respond to the inquiry.** Passed 4-0.

**d. 6844 Howard Street- Kathy Krause- Request for NO Parking signs.**

Krauss submitted a letter dated Aug 6 to the Town Clerk requesting that "at least two No parking Signs" be placed opposite her driveway. The PC saw problems with placing any NO Parking signs in the ROW. She was asked if her driveway was being blocked by parked cars. She said "No". Commissioner Bratton moved to refer the matter to the Town Marshal for input. The motion failed for a lack of a second. Instead, It was decided that the neighbors should meet to see if a cooperative parking solution could be found with Marshal Bradley serving as "moderator" for the meeting.

**e. Public Hearing,10312 El Paso Ave. Rhonda Anderson-Special Use Permit Application for VRBO.**

**The hearing was called to order at 7:13 PM**



Chairman Alexander read a letter dated Aug 11, 2015 from Rhonda Anderson and Anthony Lang who were unable to attend the hearing. The letter requested approval of the VRBO. The letter also complained about Karen Watson "harassing" and disrupting a friend of the owner who was staying there.

The Clerk was asked if that required procedures had been followed. She said she mailed 8 letters to property owners. In response, 10 letters were received opposing the VRBO and they were all included in the Commissioners packet. The Anderson property was posted with notice of the public hearing. The following people spoke in opposition to the VRBO: Karen Watson and Craig Peterson 10340 Cheyenne St., Velma Krieger, 10340 El Paso Ave, Jody Prouty 10330 El Paso, C.B. Showalter 1071 El Paso, Arthur Krisak 10318 Cheyenne. They reiterated what was in their letters.

Mac Pitrone 10840 Myrtle St. stated he was not in the El Paso Ave neighborhood but was concerned about the number of VRBO's in his neighborhood. He recommended a moratorium on VRBO's with rules "neighbors can be comfortable with" and set a limit on the number of VRBO's in Town. He was opposed to any new VRBO's in his neighborhood.

**The Public Hearing was Closed at 7:51 PM.**

Chairman Alexander asked the Commissioners to review the following paragraphs in the 2007 GMF Comprehensive Plan: 1.2- 1.2.3, 1.4, 5.1--5.2.2, 8.4., 8.6.1, 8.6.3.

**M/S Alexander/Bratton to table the vote on this issue to allow time for the Commissioners to review the listed paragraphs in the Comprehensive Plan.** Passed 3-1 with Caldwell opposed.

**6. OLD BUSINESS-**

**a. Review of Zoning in Lake St. Business District**

**M/S Bratton/Alexander to Table this item to the next meeting to allow input from the Town Attorney.** Passed 4-0

**b. 10395 Hondo, Dr. Thomas, water diversion/drainage.**

Mac Pitrone provided a lengthy input of background information on how the drainage problem evolved over time. Commissioner Bratton suggested that one possible solution might be to move the drop inlet northward over next to the current driven road to intercept the Hondo storm runoff before it could reach the Thomas driveway.

**M/S Caldwell/Alexander to table the item to the next meeting to allow input from Public Works, Marshal, and Town Attorney.**

Passed 4-0

**7. CORRESPONDENCE**

**a. 6820 Colorado, Steve Reis, Information regarding building a 2<sup>nd</sup> home on parcel.** Reis was notified of minimum lot size requirement.

He indicated he will pass on purchasing the property.

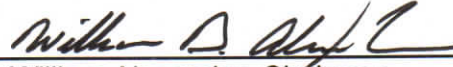
**b. 11395 Belvidere, Laura Olsen, Realtor; May buyer/owner park on town property adjacent to, and is the Town owned land available for purchase?**

The Commission felt that special permission was not needed to park on the unused ROW of what once was "Panhandle Street". If the buyer

wants to purchase the Town ROW land they need to submit a written request to the Town Planning Commission for consideration.

c. **10312 El Paso Ave- Karen Watson.** The letter was addressed under Agenda Item 5 e.

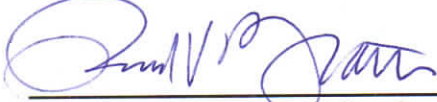
**8. ADJOURNED** at 8::47 PM



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William Alexander, Chairman

ATTEST



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Richard Bratton, Recording Secretary