

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, SEPTEMBER 28, 2010**

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

ATTENDANCE: Turnbull - present Lowndes - present Krall - absent
LoCascio - present

APPROVE MINUTES FROM SEPTEMBER 14, 2010. M/S Kosley/Lowndes to approve the minutes as submitted. All ye

The commissioners left Town Hall to perform the site visits listed on the meeting agenda and returned to Town Hall at 6:59 p.m.

PRESENTATION OF CHANGE IN USE FOR BUSINESS ZONED PROPERTY - THE MARKET, 10400 UTE PASS AVENUE PROPERTY OWNER, CLAY GAFFORD - Proposed Change of Use to a Meeting Space; Fence Requested; Revised Parking Plan Submitted; New Septic System Proposed - Property Owner, Clay Gafford met the commissioners at the site, 10400 Ute Pass Avenue. Gafford submitted a site plan prepared from an ILC. Gafford is changing use of the property from a retail grocery space to a meeting area. He has basically gutted the interior and removed all of the applicable retail appliances. He is working with Red Cloud Serenity Club who is proposing to lease the space for meetings twice a day, seven days a week. Gafford proposed parking for 17 full sized vehicles and 10 motorcycles. He was requested to work with both Robert McArthur, DPW and Marshal Ford on the parking layout.

Gafford is proposing a split rail fence on the Hotel Street side of the property and a 3-rail fence in the back of the property facing onto Fountain Creek. Drivers have been cutting through the lot going from Ute Pass Avenue onto Hotel Street creating an unsafe area for the owner and pedestrians. Gafford feels the fence will prohibit that shortcut. Public parking will be on the outside of the private fence. The commissioners are requesting that a small area of fence, prior to where it would connect to the public planter be left open to encourage pedestrian traffic to continue onto public right of way. It was also noted that the public planter needs repairs and a fence post up to the planter would impede those repairs.

Gafford will be replacing the septic system and is working on an engineered system with Alpine Engineering. Placement of the system is shown on the submittal. A new electrical service has been installed. It is Gafford's intent to retain the adobe wall but the final determination will depend on the septic system placement. Gafford would like to proceed with the project with completion over the next 60 days. If the new renter desires to put up a sign, they would have to go through the Planning Commission with a code requirement submittal. **M/S Lowndes/Turnbull to approve the fence permit request and approve presentation for change of property use and parking plan. Lowndes, Turnbull, Kosley in favor; LoCascio to abstain from voting due to a professional conflict of interest.**

STATUS REPORT ON PROPOSED INTERIOR CONSTRUCTION PLANS - 10530 UTE PASS AVENUE, THE SILVER TONGUE DEVIL SALOON, SCOTT HUNT, OWNER Business owner, Scott Hunt and architect, Robert Seever were present at the site. The patio area has not received a final from the Pikes Peak Regional Building Department. The railing has not been installed on the stairs going down to Lake Street

at the east side of the patio. Hunt stated that stone fascia needs to be added to the concrete prior to the railing being installed. The stone is also to be added to the front of the wall by the public sidewalk and Hunt wants to put the same stone on the exterior of the building wall facing the patio.

The Planning Commission requested Hunt to complete the work requiring a final from Regional Building and prior to the winter weather coming in.

Pertaining to the interior remodel, Hunt plans on closing the bar for two weeks in November to perform the extensive interior remodel which includes the bathroom upgrades.

Hunt and Seever were thanked for their updated information. The Commission will review the project status at the beginning of December 2010.

OTHER BUSINESS: No business was presented that required Commission discussion or action.

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

The meeting was adjourned at 7:07 p.m.

Chairman David Kosley

ATTEST: _____
Chris Frandina, Municipal Clerk/Treasurer