

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
MINUTES OF REGULAR MEETING - TUESDAY, DECEMBER 13, 2011**

The meeting was called to order by Chairman Kosley at 6:05 p.m.

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

APPROVE MINUTES FROM NOVEMBER 8, 2011 Chairman Kosley recommended that the approval be tabled until the January 2012 meeting because Kosley was not present at the 11/08/12 meeting that was chaired by Vice Chair Krall.

M/S Thorne/Lowndes to table approval of minutes. Kosley, Thorne and Lowndes in favor. Motion passes

The Planning Commissioners left Town Hall to perform the site visit listed on the agenda and returned at 6:27 p.m.

GREEN BOX CAMPUS - 6990 LAKE STREET INSTALLATION OF A 30' X 84' FARM STAND SHELTER AND PARKING AREA WITH 15 OFF STREET PARKING SPACES - Contractor, Sterling Penman, Penman Construction; Property Owner, Historic Green Mountain Falls Foundation The commissioners reviewed a letter from architect, Chuck Runge stating that the former Falls Motel will change occupancy and accommodate several art studios. The original motel had 11 units with 11 off street parking spaces. The proposed remodel has a total building area of 3,796 square feet, with 15 spaces and 1 accessible space. The parking area will be across the alley on Lot 10. A landscaped courtyard is being planned between the units and the open air structure. As outlined in an email from Liz Eickman, Director of the Kirkpatrick Family Fund, the goal of the Historic Green Mountain Falls Foundation is to create a campus that will support projects such as the Green Box Arts Festival and other GMF community events and civic activities. Long term plans: it is the intention to continue improving the campus with spaces that can be rented separately to local and visiting artists as studio/teaching space. It is the intent of the foundation to work with the Town and formulate an agreement regarding year round use. The architect refers to the open air structure as a farm stand planned to be used for a variety of activities both private and public. **M/S Lowndes/Thorne to proceed with the plans as submitted. All yea**

Chairman Kosley opened the Public Hearing at 6:31 p.m.

PUBLIC HEARING: REQUEST FOR SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER AT 6835 Howard Street - Property Owner, Ryan Medlock; Property Managers, Mark and Brenda Horst

The Horsts' own and manage the property at 6823 Douglas Place. The site was posted with the Public Hearing Notice. Ten informational packets were sent to property owners within 100' of the petitioner's property pins. To date, four letters in favor have been received.

There being no further comments from the audience members or commissioners, Chairman Kosley closed the Public Hearing at 6:35 p.m. and the following findings were agreed upon:

- the use will not be detrimental to public health, safety or welfare.
- the use will not result in undue traffic congestion or traffic hazards.
- the petition and the use conforms to the requirements of the zoning ordinance.
- the use is consistent with the goals and objects of the Master Plan.
- special use will increase lodging and sales tax revenues.
- neighboring land use is compatible with contemplated use.

M/S Thorne/Kosley to recommend approval of the Special Use to the Board of Trustees. All yea

The Board of Trustees will hold a Public Hearing on Tuesday, 1/03/12 at 7:00 p.m.

Chairman Kosley opened the Public Hearing at 6:38 p.m.

PUBLIC HEARING: REQUEST FOR SPECIAL USE TO OPERATE A VACATION RENTAL BY OWNER AT 6825 Douglas Place - Property Owner, Kathleen Martin; Property Managers, Mark and Brenda Horst

The site was posted with the Public Hearing Notice. Seven informational packets were sent to property owners within 100' of the petitioner's property pins. To date, four letters in favor of a special use have been received. There being no further comments from the audience members or commissioners, Chairman Kosley closed the Public Hearing at 6:42 p.m. and the following findings were agreed upon:

- the petition and the use conforms to the requirements of the zoning ordinance.
- the use is consistent with the goals and objects of the Master Plan.
- special use will increase lodging and sales tax revenues.
- neighboring land use is compatible with contemplated use.
- the use will not be detrimental to public health, safety or welfare.
- the use will not result in undue traffic congestion or traffic hazards.

M/S Kosley/Lowndes to recommend approval of the Special Use to the Board of Trustees. All yea

The Board of Trustees will hold a Public Hearing on Tuesday, 1/03/12 at 7:00 p.m.

OTHER BUSINESS - Trustee Dick Bratton stated that he had heard a rumor that a vacancy was opening up on the Planning Commission. He wanted to be sure that the commissioners followed the adopted resolution procedures for filling a commission vacancy. Neither Chairman Kosley nor the other commissioners knew of a rumor or a vacancy.

UNFINISHED BUSINESS - Plans for the interior remodel on The Outlook Lodge are being finalized and the Clerk was given permission to sign off on the interior remodel plans and on the interior remodel plans for the Green Box Campus. Chairman Kosley reviewed the interior remodel plans and access ramp for the Sallie Bush Community Building. Public Works Director Rob McArthur performed a site visit with the architect, David Dernbach to review the drainage. Chairman Kosley recommended that the Clerk sign the interior plans to go forward to Regional Building. Trustee Bratton asked if there had been any further submittals from Ray Burgess addressing the driveway proposal from Myrtle Street to a proposed building site in unincorporated Teller County. Chairman Kosley stated that there has been no further contact or information received to date. **No other** business was presented that required Planning Commission discussion or action.

The meeting was adjourned at 7:15 p.m.

David Kosley, Chairman

ATTEST: _____
Chris Frandina, Town Clerk/Treasurer