

**TOWN OF GREEN MOUNTAIN FALLS
PLANNING COMMISSION MEETING
October 11, 2016 – 6:30 P.M.**

MEETING MINUTES

PC Members Present

Mayor Jane Newberry
Chairman Eric Caldwell
Commissioner Dick Bratton
Commissioner Mary Lang
Commissioner Don Ellis
Vice Chairman-William Alexander

PC Members Absent

Vice Chairman – William Alexander

Interim Town Clerk

Renee Price

1. Call to Order/Roll Call

Caldwell called the meeting to order at 6:31 P.M.

2. Additions, Deletions, or Corrections to the Agenda

Added: Lodging Tax as 6b. M/S Bratton/Caldwell All Aye!

3. Approve Minutes of September 27, 2016

Minutes were approved as submitted M/S Bratton/Caldwell 5-1 Mr. Alexander
abstained as he had not attended the Sept. 27th meeting

4. Public Input

No Public Input

5. New Business

a. 6855 Park Ave. Deck Replacement: Joel Adcock was present. Mr. Adcock attested that the setback requirements would be met in this project as the footprint of the deck was not changing. As the plans did not show the setbacks, the Planning Commission requested that a note be sent to the Interim Town Clerk stating that the deck did and still does meet the setback requirements of Green Mountain Falls. **A motion was made to approve the plans for this deck contingent on the note being sent to Town Hall regarding the setbacks. M/S Alexander/Bratton All Aye!**

Public Hearing – 10693 Illinois – Vacation Rental

A Public Hearing was entered into at 6:40 p.m. John Bell was present and is the owner of the property. J. Kita 10640 Illinois was present and asked the Planning Commission what the requirements were in regards to having a short term rental in Green Mountain Falls. The Planning Commission gave an overview of the Town requirements and Mr. Bell provided a draft copy of his House Rules stating they comply with GMF's sample house rules. The Planning Commission requested that "open fires are not permitted" be added to the House Rules for

better clarity to the tenants. The Clerk attested that 9 letters had been sent out, 4 had been returned, 3 in favor and 1 no vote. J. Kita stated after hearing the information regarding this proposal, he as a neighbor was also in favor of allowing this home to be used as a short term rental. This brought the residential input to 5 in favor and 1 no vote. The Public Hearing closed at 6:50 p.m. Chairman Caldwell read Sec. 16-710 re: Special Uses set forth in the Land Use Code; then stated this short term rental met all of these requirements. A motion was then made to recommend to the BoT to approve this vacation rental with the Public Hearing to be held at the next Regular Board of Trustee Meeting on Tuesday, October 18, 2016.

5. Old Business

a. 6830 Park Ave. – Deck Mac Pitrone stated that the owners of the property requested a couple of changes to the deck project. They asked for an additional 3 ft. added to the E. side of the deck (60 sq. ft.) It was noted that this addition still meets setback requirements of the Town. Pikes Peak Regional Building does not require additional stamped plans from GMF. The PC requested that Mr. Pitrone submit a revised copy of the plans that shows the setbacks and he stated he would drop them off at Town Hall.

b. Lodging Tax – Commissioner Bratton wanted to remind the public and PC Board that there is a Lodging Tax initiative on the Nov. 8th Ballot regarding the additional 2% Lodging Tax being requested by the Town. He also stated that El Paso County had put out a pamphlet which explains all ballot issues and would be good to review before the election.

Mr. Bratton also introduced the new Town Manager/Clerk John Pick to the PC Board and public. Mr. Bratton then noted that Mr. Pick was well versed in CIP (Capital Improvement Projects) and welcomed him to the town.

6c. CIP - The CIP list was discussed by the Planning Commission. Moving some items to various years for completion due to financial constraints or when grants would be possibly given. The BoT then can consider the PC's final recommendations as the 2017 budget is being discussed. The Planning Commission was then tasked to come with their prioritization to the next PC Meeting which will be held on October 25th.

7. Correspondence

a. Caroly Houchin Re: Signage and Parking Issues

The Planning Commission made note of the issues regarding parking by hikers and stated that they felt that a lot of the concerns regarding this issue and signage would and should be addressed by a new Town Marshal when one was hired. Chairman Caldwell stated he would write Ms. Houchin's a letter and stating the opinion of the PC Board.

Adjourned: 8:07 p.m.

Eric Caldwell-Chairman

ATTEST:

Renee Price – Interim Town Clerk