

**TOWN OF GREEN MOUNTAIN FALLS
Planning Commission
10615 Green Mountain Falls Road
April 23, 2019 6:30 P.M.**

MEETING MINUTES

Commission Members Present

Chair Eric Caldwell
Vice Chair Dick Bratton
Commissioner Roco Blassi
Commissioner Nathan Scott
Commissioner Gregory Williamson

Commission Members Absent

Mayor Jane Newberry

Secretary

Laura Kotewa

1. Call to Order/Roll Call

Chairman Caldwell called the meeting to order at 6:32 p.m.

2. Additions, Deletions, or Corrections to the Agenda

3. Approve PC Minutes of March 26th meeting

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Approve the agenda as submitted

Vote: Y: 5 Motion carried

4. Public Input

5. Comp Plan Update

Presentation given by Logan Simpson planners Megan Moore and Christy Bruce. Future updates: May 28th Planning Commission meeting the planners will present the entire plan; final adoption in June 2019.

Discussion regarding new "downtown village" designation. Next steps for the town will be to review and redefine the zoning designations to maintain the vibrancy of the existing commercial district.

6. New Business

a. PR 008 - 11045 Iona-New Home-Todd Dixon-BUILDER: Mike, Paramount Homes

Paramount homes corrected the agenda and record: existing plans no longer include grading and fill to change the elevation of Iona Ave.

Vice Chairman Bratton: the Town Code enables the Commission to request an independent engineering firm review the submitted grading and erosion control plan.

The architect and builder prefer the independent engineering review occur as soon as possible and that Paramount Homes be invoiced for the work.

Vice Chairman Bratton: asks the builder and owner to consider designing the driveway be moved west to decrease the steep grade that will result from existing proposed plans.

Discussion regarding the existing Colorado Springs Utilities transformer that may impede any change to moving the driveway further west.

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Staff will submit the applicant's grading, drainage, and erosion control plans to independent on-call engineering firm for review; if approved, the PC will recommend approval to BoT

Vote: Y: 5 Motion carried

b. PR 005 - Replace Deck- 10700 Grandview-Sean and Kay Rice-Work Bench Builders

Greg from Wickham's Work Bench presented on behalf of the home owner and applicant. There will not be any change to footprint; the existing frame will be used to support new redwood deck.

Vice Chairman Bratton: review requirements per Town Code; however, the structure nor the footprint will be changing, so existing setbacks of 12 ft will be grandfathered in.

M/S: Vice Chairman Bratton/ Commissioner Williamson

Motion: Approve plans as presented for an improved deck at 10700 Grandview Ave

Vote: Y: 5 Motion carried

c. PR 007 - Add a Deck- 10615 Illinois- Debora Hydeman, Winds of Change Builders

Applicant does not have a GMF Town permit; has received PPRBD-stamped plans. Builder has begun some construction due to owner's availability.

Plan as presented is not compliant with Town Code setback requirements.

M/S: Vice Chairman Bratton/ Commissioner Scott

Motion: Approve plans for a new deck at 10615 Illinois Ave with following condition: applicant to decrease square footage to meet the 10-foot setback on the northeast side of the property line.

Vote: Y: 5 Motion carried

d. PR 006 – Deck- 6885 Park Ave- Debora Hydeman, Winds of Change Builders

Plans to improve existing deck; no change in footprint nor materials

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Approve plans as presented for an improved deck at 6885 Park Ave.

Vote: Y: 5 Motion carried

Item 7f moved from Old Business to New Business

Discussion of Angel Trail and a trash enclosure- Gail Gerig

Ms. Gerig presented information regarding her property at 0 Scott Ave and the survey work she has contracted to determine whether Angel Trail goes through her property. Ms. Gerig will continue to work with Commissioner Blasi in his capacity as a member of the Trails Committee.

There is a cinderblock structure that is in the public right-of-way on Iona Ave. Appears to have been a trash enclosure that is not in use by current resident.

Staff will investigate concern that structure may obstruct traffic flow.

e. Discuss Ordinance 2019-02 Reenacting Section 16-711 Zoning Amendments

f. Discuss the following: (referred to the PC by Town Board at April 2 TB Meeting Ordinance 2019-03)

1. Clarification of the zoning classifications listed in code
2. Overlapping zoning such as the Pool and surrounding park land
3. Zoning classification for Public Facilities, and whether they should be different from one another

Chairman Bratton proposes that he will compose a letter to the Board of Trustees providing clarification on any points of confusion regarding the zoning ordinance

M/S: Vice Chairman Bratton/ Chairman Caldwell

Motion: Vice Chairman Bratton will write a letter to the BoT regarding zoning ordinance; Planning Commission to table this item for the May 14, 2019 meeting for approval of the letter.

Vote: Y: 5 Motion carried

7. Old Business

a. PR 002 - Replace Decks-6825 Howard-Bradley Ware (tabled from Mar 26)

M/S: Vice Chairman Bratton/ Commissioner Scott

Motion: Approve plans as presented for deck improvement at 6825 Howard Ave

Vote: Y: 5 Motion carried

In the interest of time, the remaining items will be tabled until the next meeting.

M/S: Chairman Caldwell/Vice Chairman Bratton

Motion: Table items

Vote: Y: 5 Motion carried

b. Resubmit Request to TB to Rezone Town Hall Parcel from B to PF (Ord 2019-03)

(Tabled by TB at Apr 2 TB Meeting)

c. Finalize Frequently Asked Questions- (tabled from Mar 12)- Caldwell.

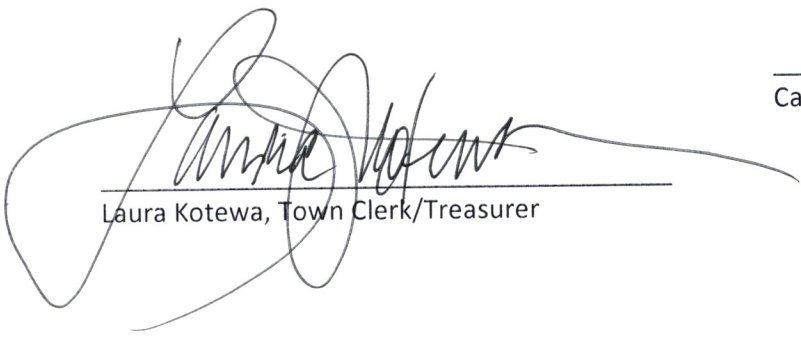
d. Discussion of revision to Sec 16-705 Architectural Review (c)(1) Materials-
(tabled from Mar 12)- Caldwell

f. Discussion of Angel Trail and a trash enclosure- Gail Gerig

Discussed under new Business after item 6d

8. Adjourn 7:58 PM

There being no further business, the meeting adjourned at – p.m.



Laura Kotewa, Town Clerk/Treasurer

Cactus Caldwell, Chair