

1. CALL TO ORDER - 6:33pm
Dixon, Ives, Williamson
Matthews and Yingling via Zoom
Trainor
Sprang

TD reviewed how meetings are conducted. Apologized about delays due to staffing.

2. ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA

GW - moved, LM - seconded. Motion passed - 5/0

3. APPROVAL OF MINUTES May 25, 2021 Regular Meeting Minutes

SI - moved, GW - seconded. Motion passed - 5/0

4. Proposal for Nancy Dixon to act as temporary Secretary for Planning Commission Meetings.

GW - moved, SI - seconded. Motion passed - 4-1 (TD abstained)

5. PUBLIC COMMENT

Resident Kita commented about the proposed sale of the town property. That it would close out future options Used for parking overflow at this time. TD pointed out an additional written correspondence item included in the packet.

6. NEW BUSINESS

7. Concept Proposal to Purchase Town of Green Mountain Falls Land at 7035 Oak Street. Clay Gafford, Owner 7045 Oak Street.

Staff report - Town has no current plans for the land. Storage shed is being used, but items in the shed can be relocated. Open bidding is not needed.

Commissioners to staff - Storage shed items can be moved to another location.

Applicant - No statement. All the info is in the packet.

Commissioners - This is where the old Town Hall was. Should preserve historical land. This is a rare parcel of land as it is flat and downtown. From a progressive view, we may want to consider the sale of Town land. Hold on to the land for potential uses such as overflow parking for restaurants. Voting on concept only. Keep town property if possible.

GW moved to not approve the concept of the lot at this time. SI - seconded. Motion passed 5/0.

8. APR2021-03- 6725 Park Ave Architectural Plan Review Application. Dr. Trent, Applicant.

Staff report - Permit for a storage shed. El Paso County shows this as a trust. Written authorization needed from that trust. Verification of the owner needs to be known.

Applicant - Not present.

Commissioner - Site plan submitted is inadequate. No true property line denoted. Needs dimensions and property lines on site plan. All improvements need to be identified on the site plan.

Application being returned to the applicant due to needing adequate info for the site plan.

9. APR2021-04 - Enlarge approved deck at 11145 Hondo Ave. David Douglas & Lamar Mathews, Owners. Kimber Janney, Applicant. Commissioner Matthews left the meeting for this discussion at 7:08 pm and returned after the vote at 7:15 pm.

Staff report - Modification to original plan. 150 sq ft expansion to the deck. Set back requirements are still met.

Commissioners to staff - Plans have been sent to Pikes Peak regional for approval. Modification being made for a more user friendly way to enter the house.

Applicant - Change due to being further along in the project. Landscape artist recommends a new user-friendly approach as there are now 100 steps from the street and 40 steps from the garage.

GW moved to approve based on follow-on Pikes Peak Regional Building Department approval. Seconded - SI. Motion passed - 4/0 LM recused.

10. JUN2021-01 11070 Belvidere Architectural Plan Review Application. Steve Tabor, Owner. Nicholas Rohman, Applicant.

Staff report - Remodel to build another story. Nothing over 35'. Applications are signed but does not show on the packet given. No heavy equipment needed. Large deliveries of building materials will be coordinated with town staff.

Commissioners to staff - Applicant is not the same as the owner. Need a letter or work a contingency. Site plan not included with packet. PC needs to review the site plan. Needs to be a complete application before the PC reviews.

Applicant - Not present.

Item returned to applicant for site plan.

11. JUL2021-01 6875 Hotel Street Fence Permit. Kathleen Wilson and Gerald Stuhlsatz, Applicants and owners.

Staff report - Fee has not been paid. ROW is not clear on survey.

Commissioners to staff - ROW is a concern. Submitted drawing shows 30' ROW outside of the property line. Engineer stamped survey drawing should be acceptable.

Applicant - Any questions for us? (no questions from Commissioners)

GW moved to approve as submitted. SI - seconded. Motion passed 5/0

12. Proposal to change Planning Commission Regular Meeting Start Time. Angie Sprang, Town Manager.

Town Manager - If possible, have meetings during work day, 8-5:30 or on another day other than Tues. M-W: office is open. Other towns have meetings during work hours. BoT are usually in the evenings.

Commissioners discussion - Applicants work and to take time off to attend a PC meeting would not be beneficial. Committees made of volunteers, unpaid, and would be hard to get volunteers to come during work hours in the future. Should not ask staff to work extra hours.

Some commissioners would not be able to be on committee if moved to work hours. This is GMF with 300+ voters. Town staff should work out their schedules to meet the committee's needs. Zach's internship is over at the end of the month. TD can provide swim lane diagrams to help document processes.

Roll call vote: nay = keep existing time. 4/1 aye (PY)

13. OTHER BUSINESS

14. Housekeeping Announcements

Next Regular Meeting August 10th.

Presentation and discussion of the first installment of Land Use Code rewrite. TD reminded commissioners that they have a couple action items concerning land use tables "uses" and land use tables "dimensional standards". Submit to Zach ASAP.

Can a meeting be scheduled in 2 weeks to address returned applications? GW offered to review applications prior to the agenda. Commissioners gave kudos to Zach for his work on the PC.

Trustee Guthrie suggested reviewing the PC checklists.

15. Adjournment at 7:54pm