



**MEETING MINUTES**  
**Planning Commission**  
**February 8, 2022**  
**6:30 p.m. In-Person Meeting**

Commissioners Present: Todd Dixon, Sean Ives, Lamar Matthews (Zoom), Paul Yingling (Zoom)

Commissioners Absent:

Ex Officio Member:

Board of Trustees Liaison:

GMF Staff: Nate Scott (Town Clerk/Treasurer/Planner)

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	PY	
1. CALL TO ORDER / ROLL CALL	Meeting called to order at 6:31pm						
2. AUDIO CHECK							
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	No changes. Motion to approve agenda passed unanimously.	PY/LM	A	A	A	A	
4. APPROVAL OF MINUTES a. January 11, 2022, Regular Meeting Minutes b. January 25, 2022, Work Session Memo	No changes. Motion to approve minutes passed unanimously.	LM/PY	A	A	A	A	
5. PUBLIC HEARING: Public Comment for Variance 20220204: 10830 Ute Pass Ave – Firehouse Venue Development	Brief recess before public hearing. Public hearing opened at 6:40 PM. TCTP Scott gave a brief staff report, summarizing the application and variance request. Applicants gave a summary of their plans. Commented on the benefits to the town. PC members asked a few questions about neighbor input. No public comment in person or online.						

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	Public hearing closed at 6:50 PM.						
6. PUBLIC COMMENT	No public comment.						
7. NEW BUSINESS							
a. Variance Application 20220204 – 10830 Ute Pass Ave – Firehouse Venue	Motion to approve the variance with the condition that the two handicapped spots are provided as well as the drop off area. Motion passed unanimously.	LM/PY	A	A	A	A	
b. Permit 20220203 – 10830 Ute Pass Ave – Firehouse Venue – Zoning and Architectural Review	TCTP Scott summarized the application as presented.  Motion to approve the application as presented. Motion passed unanimously.	SI/LM	A	A	A	A	
c. Permit 20220207 – 10375 Ute Pass Ave – Shed for spring	TCTP Scott summarized the spring situation and staff report. Discussion ensued regarding what type of structure this is and should it go through PPRBD or not.  Motion to approve the proposed “spring house” contingent on involvement from Pikes Peak Regional Building Department. Motion passes 3-1.	LM/PY	A	N	A	A	
d. Permit 20220107 – 11190 Hondo Ave – Deck Replacement	TCTP Scott summarized the situation and application. The applicant commented that a different set of plans has been created and submitted to PPRBD.  Motion to table the application until the applicant has submitted the same final plans to PPRBD and Town Planning Commission. Motion passes unanimously.	LM/SI	A	A	A	A	

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e. Volunteer Application Review – Mike Frey	Motion to recommend to the Board that Mike Frey be appointed to the Planning Commission. Motion passes unanimously.	LM/PY	A	A	A	A	
7. OLD BUSINESS							
a. Discussion – Code Rewrite Status	No updates from consultant. Feedback due from Commissioners by Feb. 14.						
8. OTHER BUSINESS	None.						
9. ADJOURNMENT	Meeting adjourned at 7:41 p.m.						