



**Town of Green Mountain Falls  
Planning Commission Regular Meeting  
Agenda**

**Tuesday, May 10, 2022 @ 6:30 PM  
In-person Meeting @ 10615 Green Mountain Falls Rd  
Green Mountain Falls, CO 80819**

OR JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/86930280906?pwd=eitZMFIQa3FRb3lhMEEwVUF0aUFmUT09>

Meeting ID: 869 3028 0906; Passcode: 224314; Dial-in: 346-248-7799

	<b>ITEM</b>	<b>DESIRED OUTCOME</b>
1.	CALL TO ORDER	
2.	AUDIO CHECK	
3.	ADDITIONS, DELETIONS, OR CORRECTION TO THE AGENDA	
4.	APPROVAL OF MINUTES - April 25, 2022, Special Meeting Minutes	Action Recommended
	NEW BUSINESS	
5.	Application 20220426 – 10880 Olathe St - Fence Application	Action Recommended
	Volunteer Application Reviews:	Action Recommended
6.	- Lisa Bonwell - Ann Esch	
7.	Election of Chair and Vice-chair of Planning Commission	
	OLD BUSINESS	
8.	Code Rewrite Updates and Next Steps	
9.	OTHER BUSINESS	
10.	Adjournment	

\*\*Register for public comment by 4:00 PM the day of the meeting: [planner@gmfco.us](mailto:planner@gmfco.us)

*Planning Commission Members:*  
*Paul Yingling, Vice-chair*  
*Lamar Matthews, Commissioner*  
*Mike Frey, Commissioner*



## MEETING MINUTES

### Planning Commission Special Meeting April 25, 2022 3:00 p.m. In-Person and Zoom Meeting

Commissioners Present: Todd Dixon, Sean Ives, Mike Frey

Commissioners Absent: Paul Yingling, Lamar Matthews

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	MF
1. CALL TO ORDER / ROLL CALL	Meeting called to order at 3:00 pm						
2. AUDIO CHECK	Audio is good for Zoom participants.						
3. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	No changes. Motion to approve agenda passed unanimously.	TD/SI	A	A	A		A
4. APPROVAL OF MINUTES a. April 12, 2022, Regular Meeting Minutes	No changes. Motion to approve minutes from both meetings as presented passed unanimously.	SI/TD	A	A	A		A
NEW BUSINESS							
5. Review of Land Use Code Rewrite Final Draft – Installment 1 of 3	Points of discussion and action items: - Nonconformities: clarify section 12-1-50 (b)(2) – owner’s responsibility to establish nonconformity - what is the circumstance this references? - 12-1-50 (c)(2) – Clarify “Director” term – change to be more general to staff or add to definitions.						

## MEETING MINUTES

### Planning Commission Special Meeting April 25, 2022 3:00 p.m. In-Person and Zoom Meeting

	<ul style="list-style-type: none"><li>- 12-1-60 (a) – penalties are generally defined in Chapter 1 of the code – not addressed in this rewrite specifically.</li><li>- Article 2: Zoning Districts – think about the plan to combine R-1 and R-2 into one district.</li><li>- 12-7-20: minor subdivisions should have same review as major subdivisions. Only difference would be no preliminary and final plat for minor.</li><li>- Threshold for minor vs. major subdivision: will be discussed later on.</li><li>- Remove Historical Preservation section</li><li>- Missing appeal for Variance – keep review procedure as is with appeal to Board</li><li>- 12-7-30 – “Additional fees” – penalty for past due payments – not practical to track this and seems excessive. Change to flat fee with a longer time period. Would be decided by Board as part of annual fee schedule review.</li><li>- Recording: clarify – opinion of staff that Town should not do the recording.</li><li>- Abandoned applications: instead of “may be subject to additional fees”, set a definite process: after 6 months of no resubmittal, it becomes a new application again.</li><li>- Public Notice: town staff should handle, not the applicant.</li><li>- 12-7-50: Minor vs Major Site Plans and Exemptions:</li></ul>						
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## MEETING MINUTES

### Planning Commission

March 8, 2022

### 6:30 p.m. In-Person and Zoom Meeting

	<ul style="list-style-type: none"> <li>- Should be no exemptions. Landscaping should not be regulated (or mentioned). Leave this section as reserved.</li> <li>- Minor: all deck construction, fences, retaining walls, accessory buildings with threshold of 200 sq. feet, hedges not necessary to specify.</li> <li>- Accessory structure or accessory building? Use structure</li> <li>- Filing of site plan: modify in a way that makes sense – we don't have our own building dept or issue COAs</li> <li>- 12-7-60 – can vacations be treated outside of subdivision definition? Should be minor subdivision...but we would like to make sure we have the different vacation types: administrative vs. vacation by plat, etc.</li> <li>- 12-7-70 – Board of Adjustments – have to exist? Yes, by statute, according to Chair Dixon.</li> <li>- Table 7-B; edit to match the previous approval table</li> </ul>						
OLD BUSINESS							
6. Code Rewrite Next Steps	Should ask for an extension for the rewrite grant. Need to verify extent of grant funds from the Kirkpatrick Foundation.						
7. OTHER BUSINESS	Chair Dixon and Commissioner Ives will need to resign from the PC since they are joining the Board of Trustees on May 3.						
8. ADJOURNMENT	Meeting adjourned at 4:43 p.m.						



**Town of Green Mountain Falls  
Land Use Approval Application  
Fence Permit**

**General Information**

- This checklist serves as a guideline for submitting a request for Planning Commission review of a Fence Permit, per Section 16-707 GMF Zoning Code.
- Applicants are responsible for reviewing and understanding the Code.
- Complete applications are subject to staff review time of **two weeks (14 days)**.

**Applicant**

Applicant:	STANLEY I. GURULE
Address:	1690 STONEY POINT CT., COLORADO SPRINGS, CO. 80919
E-Mail:	STANLEYGURULE@YAHOO.COM
Phone:	619 405 2903
Owner:	STANLEY I. GURULE
Address:	
E-mail:	stanleygurule@yahoo.com
Phone:	

**Property**

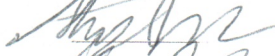
Physical Property Address: 10880 OLATHE ST. GREEN MOUNTAIN FALLS	
Type of Project: FENCE	Zoning/Lot Size:
Hillside Overlay zone? Yes <input type="checkbox"/> No <input type="checkbox"/>	Land Survey/ILC Included: Yes <input type="checkbox"/> No <input type="checkbox"/>

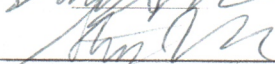
**Certification & Signature**

APPLICANT'S STATEMENT: I understand the procedures and requirements (pages 1 and 2 of this application) that apply to my request and acknowledge an incomplete application will not be scheduled for public hearing. GMF Staff's acceptance of the application, payment of fees, and submittal of accompanying materials does not constitute completeness. I further agree to reimburse the city for technical and professional consulting expenses that may be incurred during the review of my request. Failure to reimburse the Town for invoiced expenses constitutes an incomplete application.

Certification: The undersigned applicant certifies under oath and under penalties of perjury that the information found in the application is true and accurate to the best of their knowledge.

By checking this box, I agree to the certification statement and am typing my full name as an electronic signature.

Applicant Signature  Date 4-26-2022

Owner Signature  Date 4-26-2022

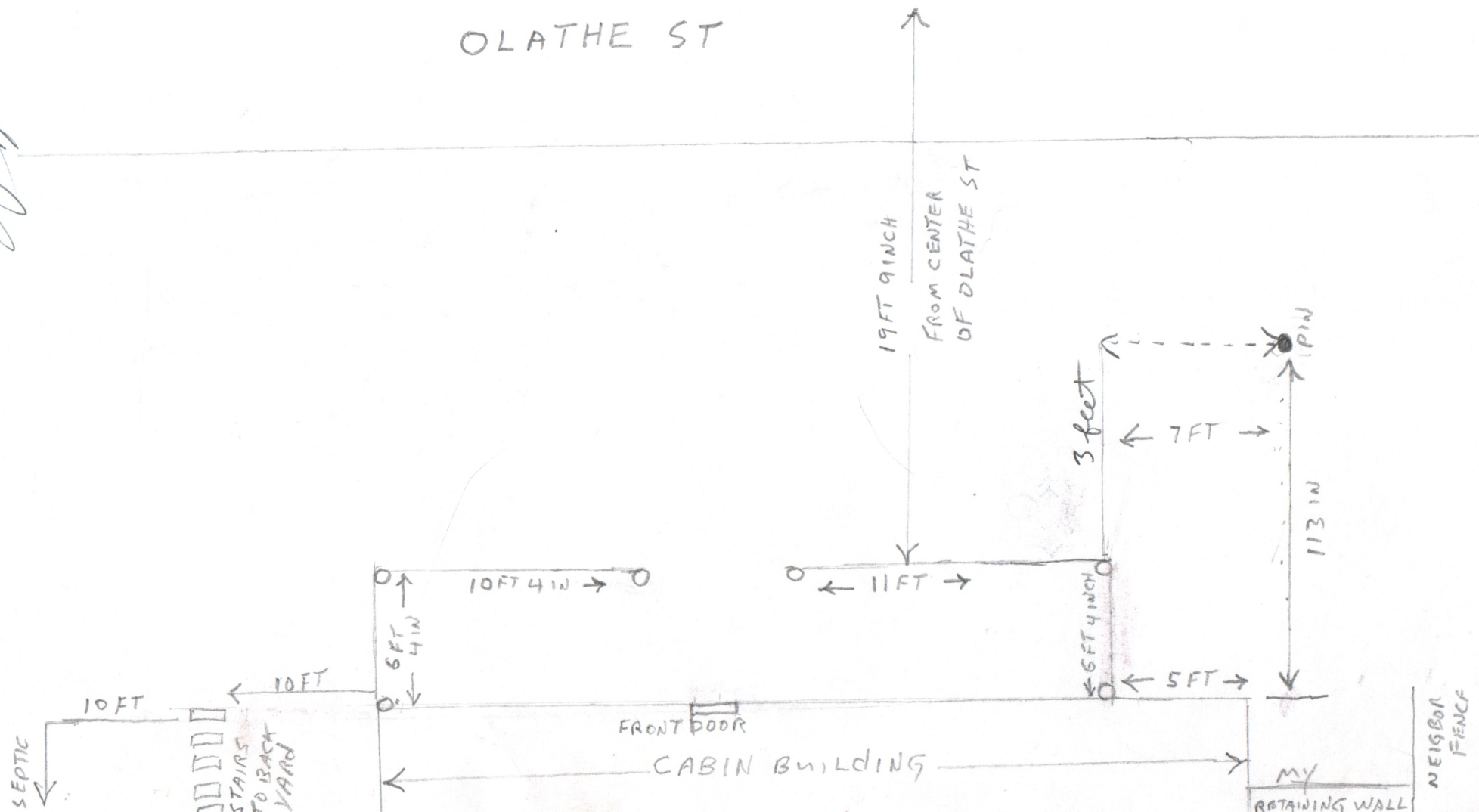
Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

This document can be signed electronically using [Adobe Reader DC for free](#).

# FENCE PROPOSAL FOR 10880 OLATHE ST

STANLEY I. GURULE  
619 405 2903  
STANLEGURULE@YAHOO.COM

OLATHE ST





PROPOSED SPLITRAIL FENCE AT 10880 OLATHE ST.

FENCE WILL BE 3 FT HIGH WOOD SPLITRAIL

FENCE WILL EXTEND OUT FROM HOUSE ROCKWALL 6.4 FT

FENCE WILL EXTEND FROM END CORNER EAST SIDE OF HOUSE  
FOR 10 FT 4 INCHES

FENCE WILL EXTEND FROM WEST CORNER OF HOUSE 11 FT

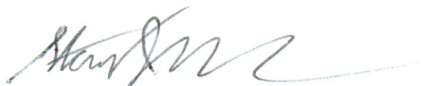
THIS FENCE IS LOCATED TOTALLY WITHIN CONFINES OF MY PROPERTY  
THE WEST END OF FENCE STOPS FIVE FT SHORT OF THE CABIN  
WHICH PROTRUDES 5 FT PAST THE FENCE TO THE WEST  
THE EAST SIDE OF THE FENCE STOPS AT CORNER OF THE HOUSE  
BUT MY PROPERTY EXTENDS 10 FT FURTHER TO THE STEPS  
GOING TO THE BACKYARD.

MY YARD CONTINUES ANOTHER 10 FT PAST THE STEPS AND  
UP THE HILL, WHERE MY SEPTIC TANK IS LOCATED

THERE IS MY OLD SEPTIC TANK LID LOCATED 3 FT  
SOUTH OF THE FENCE BETWEEN OLATHE ST AND THE  
FENCE..

THERE WAS AN EXISTING 17 FT FENCE THAT EXTENDED  
FROM MY CABIN WALL TO OLATHE ST.

I HAVE BASICALLY REPLACED A 17 FT FENCE THAT  
PROTRUDED TOWARD OLATHE ST. WITH A 6 FT 4 INCH  
FENCE.





## The Town of Green Mountain Falls

P.O. Box 524, 10615 Green Mountain Falls Road, Green Mountain Falls, CO 80819  
(719) 684-9414 [www.gmfco.us](http://www.gmfco.us)

### Committee Volunteer Application

Volunteer Position applying for: Planning Commissioner  
Name: Lisa Bonwell  
Street Address: 10691 Illinois Ave  
City, State: Green Mountain Falls, CO Zip Code: 80819  
Phone Number: 719-460-5273 Email address: lisabonwell@gmail.com  
How many years have you been a resident of Green Mountain Falls: 59 years summer resident, 1 year full time resident  
Current Employer/Occupation: Retired Physician  
Work Experiences that may apply: Served on various hospital boards and committees (Memorial Hospital, University Princeton Medical Center, Shawnee Mission Medical Center, Santa Clara Valley Medical Center, Loyola University)  
Other Volunteer Experiences that may apply: Participation in various community service organizations, most recently the Woman's Education Society of The Colorado College, Colorado Springs, CO  
Any Special Qualifications that may apply to this volunteer position: Interest, I feel I am open minded, I am retired and have time to commit to this position, able to listen actively, significant experience working in team settings  
Other Current Volunteer Positions you hold: FOUPT, WES, CERT TEAM, MRCECP- (see CV attached)  
Reasons for choosing this Volunteer Opportunity: I care deeply about GMF and want to participate in the future community development of our town in order to encourage positive long term impacts of growth & change.

\*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.  
You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature:  Date: April 18, 2022

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: \_\_\_\_\_



**LISA BONWELL, M.D.**  
PO Box 407  
Green Mountain Falls, CO 80819  
lisabonwell@gmail.com  
719-460-5273

**EDUCATION:**

1988-1990	Infectious Disease Fellowship, Loyola University of Chicago, Maywood, Illinois
1985-1988	Internal Medicine Residency, St. Luke's Hospital, Kansas City, Missouri
1984-1985	Obstetrics and Gynecology Internship, University of Kansas Medical Center
1980-1985	Doctorate of Medicine, University of Kansas School of Medicine, Kansas City, Kansas
1974-1978	B.S. Microbiology, Emporia State University, Emporia, Kansas

**CERTIFICATION/TRAINING:**

April 2022	Community Emergency Response Team Basic Training
April 2022	Crew Leader for Trails Training/Volunteers for Outdoor Colorado
Feb. 2021	Life Coach Certification
May 2019	Graduate, Leadership Pikes Peak Signature Program
Nov. 1990	Diplomat, American Board of Infectious Disease
Sept. 1989	Diplomat, American Board of Internal Medicine
July 1986	Diplomat, National Board of Medical Examiners

**PROFESSIONAL MEMBERSHIP/LEADERSHIP ROLES:**

2018- Present	Women's Educational Society of The Colorado College Board of Managers
2019-Present	Leadership Pikes Peak Alumni
2007-Present	El Paso County Medical Society
2007-Present	Colorado Medical Society

**VOLUNTEER & COMMUNITY SERVICE:**

2022	Pikes Peak Community Emergency Response Team
2021-Present	Medical Reserve Corp of El Paso County, CO
2021-Present	Bronc Day Committee, Green Mountain Falls, CO
2021-Present	Friends of Ute Pass Trails, Green Mountain Falls, CO
2019-Present	Leadership Pikes Peak Alumni, Colorado Springs, CO
2016-2017	Green Box Arts Festival, Art Installation Volunteer, Green Mountain Falls, CO
Dec. 2006	Sponsored and organized book fair to benefit children of families at the University Medical Center Princeton Hospital indigent clinic
2004-2007	Community lectures on Women's Health Topics four times annually for Princeton HealthCare Systems
1992-1995	Medicine Clinic Attending, Haight Ashbury Free Medical Clinic, San Francisco, California
Jan. 1991	S.V.R.R. Medical College, Tirupathi, India
Feb.-June 1991	Faculty of Associated Medical Sciences, Chiang Mai University, Chiang Mai, Thailand

**EMPLOYMENT EXPERIENCE:**

2012-2019	Hospitalist, Colorado Health Medical Group, University of Colorado Health
2007-2012	Hospitalist, Memorial Hospital System
2004-2007	Attending Staff Physician, Department of Medicine University Medical Center at Princeton, NJ
2001-2002	Concentra Medical Center, Lenexa, Kansas Occupational Medicine and Acute Care
1999-2001	Shawnee Mission Urgent Care, Overland Park, Kansas
1997-1999	Johnson County Medical Group, Shawnee Mission, Kansas Internal Medicine primary care practice, Infectious Disease consultation
1995-1997	Kaiser Permanente Medical Group of Mid-America, Kansas City, Missouri Internal Medicine primary care, Infectious Disease consultation, and Hospitalist
1994-1995	San Jose Medical Group, San Jose, California Travel Medicine Clinic, Infectious Disease consultation, Internal Medicine Primary care, and Hospitalist
1990-1994	Palo Alto Medical Foundation, Palo Alto, California Occupational Medicine, Internal Medicine, and Acute Care
1982	Philmont Scout Ranch, Medical Staff

**HOSPITAL ADMINISTRATION:**

2017- 2018	Chair, Medical Staff Peer Review Committee, University of Colorado Health, South
2012-2019	Member, Medical Staff Peer Review Committee, University of Colorado Health, South
2006-2007	Chairman, Infection Control Committee, Princeton HealthCare System, Princeton, NJ
2004-2007	Member, Infection Control Committee, Princeton HealthCare System, Princeton, NJ Member, Biomedical Ethics Committee, Princeton HealthCare System, Princeton, NJ
2000-2001	Member, Utilization Review Committee, Shawnee Mission Hospital, Shawnee Mission, Kansas

**MEDICAL LICENSURE**

2007	Colorado (45483) - Active
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(719) 684-9414 [www.gmfco.us](http://www.gmfco.us)

### Committee Volunteer Application

Volunteer Position applying for: PLANNING COMMISSION  
Name: ANN SPEIR Esch  
Street Address: 6830 Colorado Street  
City, State: Green Mountain Falls, CO Zip Code: 80819  
Phone Number: 336-624-2958 Email address: aesch1234@aol.com  
How many years have you been a resident of Green Mountain Falls: 85 years summer  
full time now - 1 year  
Current Employer/Occupation: Retired registered voter  
Work Experiences that may apply: Editor Continuing Legal Education  
WAKE FOREST U. LAW School - 1980s  
Other Volunteer Experiences that may apply: Represent Green Mt Falls  
on PPRTA + PPACG citizens advisory Committees  
Any Special Qualifications that may apply to this volunteer position: LAW DEGREE

Other Current Volunteer Positions you hold: above (PPRTA + PPACG)  
Reasons for choosing this Volunteer Opportunity: My family owns 3 houses  
2 were built in 1914 by my great-grandfather &  
one was built in 1949 & 8

\*Please attach any other relevant information/documentation that would enhance your application.

By signing below, you acknowledge that the Town of Green Mountain Falls IS NOT liable for any harm and/or injury sustained while volunteering at any Town facilities or activities.

You also agree that all information you have provided in this application is true to the best of your knowledge.

Volunteer Signature: Ann Speir Esch Date: 18 April 2022

Are you 18 years or older? YES ☒ NO ☐

If NO, Guardian Signature: \_\_\_\_\_