



MEETING MINUTES
Planning Commission
August 10, 2021
6:30 p.m. In Person and Zoom Virtual Meeting

Commissioners Present: Todd Dixon, Lamar Matthews (Zoom), Gregory Williamson (Zoom), Paul Yingling (Zoom)

Commissioners Absent: Sean Ives

Ex Oficio Member: Mayor Jane Newberry

GMF Staff: Nate Scott

Agenda Item	Motion/Discussion	M/S	TD	SI	LM	GW	PY	JN
1. CALL TO ORDER / ROLL CALL	Meeting was called to order at 6:30pm.							
2. ADDITIONS, DELETIONS, & CORRECTIONS TO THE AGENDA	Moved to accept agenda	PY/LM	A	-	A	A	A	
3. APPROVAL OF MINUTES-	Moved to approve minutes	LM/PY	A	-	A	A	A	
4. PUBLIC COMMENT	No public comments							
5. NEW BUSINESS								
a. JUL2021-02 – 6960 Howard St – Deck Application	Staff report - Deck application is in Pike Peak Regional application system. Items from the last meeting have been corrected. Setbacks are met and marked on site plan. Looks complete Com to staff - No questions. Applicant - No statement. Com - What materials are being used? Fire rated materials are being used. Motion made to approve.	LM/PY	A	-	A	A	A	

<p>b. AUG2021-01 – 6855 Hotel St – Deck Application</p>	<p>Staff report - Applicant in queue for Pikes Peak Regional. Docs were submitted from the construction company. No ILC. Site plan has setbacks. Looks complete. Com to staff - Materials? Pressure treated, composite decking. Com to applicant - Site plan has no dimensions. There is no engineer stamp so dimensions are needed. Applicant - Research showed no existing records from town hall due to the fire. Was referred to Pikes Peak Regional. Willing to get a survey to satisfy dimension requirements. Looked and could not find existing pins. Surveyors have a better chance of finding pins. PC chair encouraged applicants to get ILC. Makes the planning process go smoother. It was moved to approve on contingency of getting a surveyed site plan and having it reviewed by the planner.</p>	<p>GW/LM</p>	<p>A</p>	<p>-</p>	<p>A</p>	<p>A</p>	<p>A</p>	
<p>6. OLD BUSINESS</p>								
<p>a. APR2021-03- 6725 Park Ave. - Dr. Trent - Shed</p>	<p>Staff report - Tried to follow up with the applicant via phone but could not make contact. Emailed applicant with list needed to move forward.</p>							
<p>b. JUN2021-01 – 11070 Belvidere – Remodel</p>	<p>Staff report - Packet sent to Pikes Peak Regional but returned due to lack of details. List of town and Pikes Peak Regional needs were sent to the applicant.</p>							

	Nate gave a background of his experience and connection to GMF. Will post his hours for the public. PC thanked Nate for being here.							
7. OTHER BUSINESS								
a. Nina Williams – Land Use Code Rewrite - Update	Nina gave a presentation on Land Use Code Rewrite. Commissioners were given an action item to provide feedback in 2 weeks. Email feedback to Nate. Review the overview not the actual text of the Code. Need threshold info before draft. Some commissioners would like full text. Commissioner Matthews thanked Nina for her presentation and precision.							
b. Housekeeping and Announcements	Next Regular Meeting September 14th Chair Dixon presented his swim lanes for Planning Commission processes. Nate will email these processes to the commissioners. Chair Dixon asked the commissioners to provide comments by the next meeting, September 14th.							
13. Adjournment	Meeting was adjourned at 7:57pm.							