



Grand Lake Planning Commission

Wednesday, July 06, 2022 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

1. Call to Order: 6:36pm

2. Roll Call

PRESENT

Commissioner Heather Bishop

Vice Chairman Heather MacSllarrow

Commissioner John Murray

Chairman James Shockey

Commissioner Judy Burke

ABSENT

Commissioner Christina Bergquist; Commissioner Greg Finch

3. Consideration to approve Meeting Minutes

6/15/22 - Commissioner Murray reiterated the public works deed that was listed in the minutes. Chairman Shockey stated that he would work with the planner on the two items and bring it to the Commission.

Motion Made to approve the minutes by Commissioner Murray. Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Commissioner Murray, Commissioner Burke

Voting Abstaining: Vice Chairman MacSllarrow, Chairman Shockey

4. Unscheduled Citizen Participation
none

5. Conflicts of Interest

Voting Nay: Commissioner Bishop, Vice Chairman MacSllarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke

6. Items of Business

A. Public Hearing- Consideration to authorize an expansion to a non-conforming property located at Lots 9 & 10, Block 33, Town of Grand Lake; more commonly referred to as 301 Park Avenue

Director White explained the request as written in the packet. She explained that the commission need to discuss the findings of fact to make a decision. Chairman Shockey invited the applicant to speak. The applicant, Roger Jameson 301 Park Ave, stated that he previously submitted a proposal for an addition to their home that was flush with the existing house. The existing house was pre-existing non-conforming being built in the setbacks. The proposal had placed the house into the setback about 15'. He stated that they pushed the house back as far as they could to give access from the existing home to the proposed home, but the deck still sticks into the setback about 2.5' due to the angle of the structure. Chairman Shockey opened the public hearing, noted that there was no public, and closed the public hearing, then turned the discussion over to the Commissioners. Commissioner

Macslarrow asked if the neighbor behind the applicant, who submitted the letter, had received a response. Director White stated that they had received it and had no further questions. Chairman Shockey stated that the commissioners needed to go through items a-g in the code to allow this. He stated that his concern was for item c- need for proposed item, d- affect of item on future development , f- if other designs were possible. Commissioner Murray stated that the applicant already addressed f, by making modifications to the best of their ability; d-shouldn't affect future development on this property, but there was discussion that it could set a precedent even though the resolution would state that it doesn't set a precedent. Commissioner Burke stated that there was a time that they made a structure tear down 1.5" to prevent a precedent being set. Chairman Shockey asked if they could move the building back further. Applicant Jameson stated that they would basically have two houses with two decks if they did that, due to the interior. Resolution 08-2022

Motion made by Commissioner Burke, Seconded by Vice Chairman MacSlarrow.

Voting Yea: Commissioner Bishop, Vice Chairman MacSlarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke **Motioned passed 5:0**

B. Consideration of a lot consolidation for lots 9 & 10, Block 33, Town of Grand Lake, More commonly known as 301 Park Ave.

Director White went over the lot consolidation requirements stated in the code as presented in the packet. Commissioner Burke asked if the legal description would change after it is recorded as one lot. Director White stated that the applicant will provide the final lot consolidation plat if the lot consolidation is approved. Resolution 09-2022

Motion made by Commissioner Murray, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Vice Chairman MacSlarrow, Commissioner Murray, Chairman Shockey, Commissioner Burke **Motioned passed 5:0**

7. Items for Discussion

none

8. Future Agenda Items

-Commissioner Burke asked that posting building permits need to be enforced. She said she spoke with County and they said that someone from Town needed to reach out to County, if Town wanted it to be enforced.

-Commissioner Burke commented that the public hearing process was not in the correct order, and it should be: open public hearing, planner speaks, then applicant speaks, then close public hearing, then commissioner discussion. Director White stated that she would discuss the process with the attorney.

-Commissioner Murray asked if we still had a joint meeting with the planning commission and board meeting to allow the consultants from Mundus Bishop to discuss the Municipal Lands Master Plan progress.

Commissioner Murray asked if there could be metal siding on the Sunset building at 505 Grand. Director White stated that it is okay as an accent as long as it is less than 30% coverage.

Commissioner Murray asked about 620 Grand Ave building permit and construction fence. Director White stated that the owner reached out to let the Town know they are still working on it. Chairman Shockey said that there must be a time limit on having the hole in the ground and remove the fence.

Commissioner Murray asked if the garage behind Kirk's Flyshop fell under the ordinance that requires commission approval. There was discussion on the specifics of the resolution.

9. Adjourn Meeting: 7:15pm

Motion made by Vice Chairman MacSarrow, Seconded by Commissioner Bishop.

Voting Yea: Commissioner Bishop, Vice Chairman MacSarrow, Commissioner Murray, Chairman Shockey,
Commissioner Burke

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk