



To: Minturn Planning Commission  
From: Madison Harris  
Date: May 9, 2025  
Agenda Item: Relocation of Meyer's Barn from 25 Harrison Avenue to  
801 Cemetery Road – Little Beach Park

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**REQUEST:**

Review the application for relocation of the Meyer's Barn from 25 Harrison Avenue to 801 Cemetery Road – Little Beach Park based on the criteria outlined in the Minturn Municipal Code citing as findings of fact for this recommendation, and public testimony.

**Current Location:** 25 Harrison Avenue  
**Proposed Location:** Little Beach Park  
**Zoning:** Old Town Character Area – Mixed-Use Zone  
**Owner:** Powpownow LLC (locally Loren Bendele)  
**Applicant(s):** Ken Halliday, Woody Woodruff, and Kelly Toon

**CASE SUMMARY:**

A request for relocation has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Planning Commission meeting on May 14, 2025. Adjacent properties were notified via certified mail, a poster posted to the property, and a notice placed in the Vail Daily 10 days before the public hearing.

**CRITERIA EVALUATION**

Town staff found that the application for relocation demonstrates that the proposal supports the Little Beach Park Sub-Area Master Plan. It is staff's understanding that there is little use for the structure in its current location, whereas the Little Beach Park Sub Area Master Plan specifically calls out a building of similar dimensions to be placed at the top.

Based on the plans submitted, staff does believe that the structure can be dismantled, moved, and reassembled while not affecting the integrity of the components very much. There are plans to replace a couple of the logs that have rotted near the ground.

There are no current plans to replace the Meyer's Barn with a new structure as there is another existing structure on the site.

Staff believes that the relocation of the Meyer's Barn is, while not this specific structure, one similar is contemplated in the Little Beach Park Sub Area Master Plan adopted by the Town, and thus supportive of this relocation. The log cabin should not impose on the structures already in the area, but instead provide additional charm and should not diminish the integrity of the neighborhood.

**PUBLIC REVIEW PROCESS:**

Town staff has met all posting and notification requirements delineated in Chapter 16, Sec 16-21-610 identifying legal notice procedures. Adjacent properties were notified via certified mail by May 5, 2025, a poster posted to 801 Cemetery Road – Little Beach Park, and a notice placed in the Vail Daily 10 days before the public hearing.

**PUBLIC COMMENTS:**

Public comments are being accepted via [planner1@minturn.org](mailto:planner1@minturn.org) until May 14, 2025 at 4:00 p.m., via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by May 14, 2025 at 4:00 p.m., or in person at the public hearing on May 14, 2025 at 5:30 p.m.

**RECOMMENDED ACTION OR PROPOSED MOTION:**

Grant the Historical Landmark Meyer's Barn located at 25 Harrison Avenue to be relocated to Little Beach Park.

**ATTACHMENTS:**

- Relocation Application