



OFFICIAL MINUTES

Planning Commission Regular Meeting

Wednesday, May 14, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/87148369881>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 871 4836 9881

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER - 5:30 PM

Lynn Teach called the meeting to order at 5:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Planning Commission Chair Lynn Teach, and Planning Commission Members Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.

Staff Members Present: Planning Director Scot Hunn and Planner II Madison Harris.

Note: Jeff Armistead is excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Darell W., second by Michael B., to approve the agenda as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

4. APPROVAL OF MINUTES

A. April 28, 2025

Michael B. had a correction on 491 Main Street condition number 3 “should be shown on the drawing”

Darell W. had a correction on 491 Main Street: would like to add detail on the discrepancies.

Motion by Amanda M., second by Darell W., to approve the minutes of April 28, 2025 as amended. Motion passed 5-0.

Note: Jeff A. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

Amanda M. would like to disclose that she is neighbors with 25 Harrison Ave – Meyer’s Barn, but has no conflict.

6. PUBLIC COMMENT

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

7. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0010 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a four bedroom, 2,866 (gross) square foot single-family building located at 0010 Abby Road in the South Town Belden Place PUD Zone District. The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff recommends approval of the project.

Darell W. asked about the length of the driveway.

Lynn T. asked about the development restriction.

Public comment opened.

No public comment.

Public comment closed.

Motion by Amand M., second by Darell W., to approve 0010 Abby Road – New Single Family Residence with conditions. Motion passed 5-0.

1. Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

Note: Jeff A. is excused absent.

B. 0012 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a four bedroom, 2,866 (gross) square foot single-family building located at 0012 Abby Road in the South Town Belden Place PUD Zone District.

The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff recommends approval of the project.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Darell W., to approve 0012 Abby Road – New Single Family Residence with conditions. Motion passed 5-0.

1. Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

Note: Jeff A. is excused absent.

C. 0014 Abby Road - New Single Family Residence

Madison H. introduced the topic. This is a three bedroom, 3,462 (gross) square foot single-family building located at 0014 Abby Road in the South Town Belden Place PUD Zone District. The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 1 13/16 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects all setbacks, lot and impervious coverage limitations, and snow storage requirements. Staff recommends approval of the project.

Darell W. asked if the area in the basement is a kitchen or a wet bar.

- Norman Angel, Architect Representative said that it's a wet bar.

Michael B. thanked staff for being transparent about comments.

Public comment opened.

No public comment.

Public comment closed.

Motion by Amanda M., second by Eric R., to approve 0014 Abby Road – New Single Family Residence with conditions. Motion passed 5-0.

1. Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

Note: Jeff A. is excused absent.

D. 1018 Mountain Drive - Addition to a Single Family Residence

Madison H. introduced the agenda item. This is a 1,712 (gross) square foot addition to an existing single family residence located at 1018 Mountain Drive in the South Town Residential Zone District. The plans show a two-story addition to a single family residence with a maximum building height of 27 feet and 2 1/2 inches, under the maximum allowable 28-foot limit within the South Town Residential Zone District. Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. This proposal respects lot and impervious coverage limitations, snow storage

requirements and all setbacks with a caveat that a portion of the existing structure is within the setback, however, that portion is not being touched and should be considered a pre-existing non-conformity. Staff recommends approval of the project.

Darell W. asked about landscaping.

Matt Hansen, 82 Toledo, GC.

There will 3-4 foot perimeter of gravel around the house and then keeping all existing trees, bushes, and grass.

Amanda M. asked about the additional encroachments.

- Mr. Hansen said that the shed is not the property owners, they will not be touching the other encroachments.

Public comment opened.

Tracy Andersen, 1016 Mountain Drive.

Asked about the side setback.

Public comment closed.

Motion by Amanda M., second by Michael B., to approve 1018 Mountain Drive – Addition to a Single Family Residence as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

- E.** 801 Cemetery Road - Meyer's Barn Relocation to Little Beach Park
Request for continuance to the next meeting.

Motion by Eric R., second by Amanda M., to continue 801 Cemetery Road – Meyer's Barn Relocation to Little Beach Park to May 28, 2025. Motion passed 5-0.

Note: Jeff A. is excused absent.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

- A.** Planning Director's Report – Hunn
- a. Public comment opened.
Tracy Andersen, 1016 Mountain Drive
Has concern because of the ballot initiative 1B, and how that affects the Maloit Park proposal.
Public comment closed.
- B.** Manager's Report – Brunvand
- C.** Manager's Report – Sickles
- D.** Planning Department Update
- a. Amanda M. suggested a graffiti artist come and decorate the storage container.

11. PLANNING COMMISSION COMMENTS

No commission comments.

12. FUTURE MEETINGS

- A.** May 28, 2025
- B.** June 11, 2025

13. ADJOURN

Motion by Amanda M., second by Eric R., to adjourn the regular meeting May 14, 2025 at 6:36 p.m. Motion passed 5-0.

Note: Jeff A. is excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director