

MINUTES
PLANNING COMMISSION
REGULAR MEETING
May 1, 2019
6:30 P.M.

CALL TO ORDER: Chairman Hayden Southway called the regular meeting of the Grand Lake Planning Commission to order at 6:34 p.m. on May 1, 2019 at the Town Hall, 1026 Park Avenue.

ROLL CALL
PRESENT:

Chairman Southway, Commissioners John C. Murray, James Shockey, Judy Burke, and Steve Kudron; and Town Planner Nate Shull.

ABSENT:

Commissioner Canon was noted as absent due to family-related matters. Commissioner Lanzi did not call in absent nor notify staff. Commissioner Murray moved excuse Commissioner Canon but not excuse Commissioner Lanzi. Seconded by Commissioner Burke. All others voted aye. This was the third unexcused absence for Mr. Lanzi, thereby removing him from membership on the Commission.

APPROVAL OF
MINUTES:

NONE

UNSCHEDULED
CITIZEN
PARTICIPATION:

Chairman Southway asked if there were any unscheduled public comments and noted that comments are limited to 3 minutes. No public comments were made.

CONFLICTS OF
INTEREST:

Chairman Southway asked if there were any conflicts of interest among the Commissioners. No conflicts of interest existed.

ITEMS OF
BUSINESS:

Consideration to recommend approval to Town staff of design review for proposed commercial facility per Municipal Code section 12-7-8 – Design Review Procedure and Submission Requirements – for property located at Lots 1 through 4, Block 27, Town of Grand Lake, more commonly referred to as 528 Grand Ave (pg.2) - Chairman Southway invited Planner Shull to present this matter. Planner Shull explained the purpose of the request and provided context to the property. He referenced section of the Municipal Code that pertained to the request, then laid out the specific considerations to be made by Planning Commission in reviewing the design proposal. Planner Shull shared staff comments about the

applicant's compliance to these factors for consideration. He concluded by recommending approval of the request.

Chairman Southway then invited that applicant to come to the podium and speak about their proposal.

Brian Reynolds, 747 GCR 4480, Grand Lake CO – Mr. Reynolds explained that the design would be utilizing wood from an existing barn off property for the siding, and corrugated (rusted) metal on the lower portion of the building. He confirmed the location of the clubhouse and the plaza design as Planner Shull described.

Commissioner Murray asked about the change of shape in the clubhouse from "L" shape to rectilinear. Mr. Reynolds answered that while the shape changed, the clubhouse would remain in the same footprint as previously approved. Planner Shull confirmed that a structural spec was submitted with the building permit application.

Commissioner Murray continued by asking if the building would include the proper facilities (i.e. handicap bathroom, windows for egress, etc.). Mr. Reynolds confirmed that the clubhouse would include these facilities.

Without further questions, Commissioner Shockey moved to recommend approval (to Town Staff) of the proposed commercial facility and site plan. Seconded by Commissioner Burke. All others said aye.

ITEMS OF
DISCUSSION:

Ignacious Properties, LLC – Presentation of renderings for alternative design to snowmobile rental facility; refinement of Building Material Replacement Agreement – Planner Shull began by recapping the content of the discussion, explaining that Ignacious Properties, LLC has, since being denied a variance for the non-compliant exterior building material on their building, designed several alternatives for replacing the material of which are being presented at this meeting. He also explained that changes had been made to the Building Material Replacement Agreement which was being presented at this meeting for approval.

Planner Shull invited the applicant to come speak at the podium.

Ryan Barwick, Ignacious Properties LLC – Mr. Barwick presented each of the alternative design options for the Commission, describing the differences in replacement application onto the building. Once finished, Planner Shull stated that while a matter of discussion, he was anticipating a decision be made on which alternative design the Commission preferred and asked for an eventual motion (to be recommended to the Town Board) on both the design and the Replacement Agreement.

Conversation ensued regarding which alternative design option should be applied, specifically the elements/features of each design, the appearance of the building as viewed from each side and HWY 34, the intent of each design option as it relates to coming into conformance (of the Town's design standard), and the estimated cost of each that would ultimately become split among the applicant and the Town.

Commissioner Kudron moved to recommend approval of design alternative #3 (the middle application) and direct staff to work with Ignacious Properties, LLC to construct the Agreement language to reflect the selected design alternative. The motion died with lack of a second.

Commissioner Murray moved to recommend approval of design alternative #1 (the least application). Commissioner Kudron seconded. After further discussion and vote, the motion was denied. Since the matter at hand required a positive decision, the discussion continued.

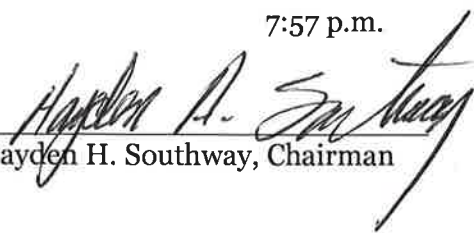
Planner Shull addressed the content of the Building Material Replacement Agreement. Several Commissioners expressed their concern with recommending approval of the Agreement, stating that decisions about financial matters should be left up to the Town Board.

Commissioner Kudron moved (once again) to recommend approval of design alternative #3 (the middle application) and direct staff to work with Ignacious Properties, LLC to construct the Agreement language to reflect the selected design alternative. Chairman Southway seconded. Commissioners Burke and Shockey voted nay, Commissioner Murray voted aye. Motion passed 3 to 2.

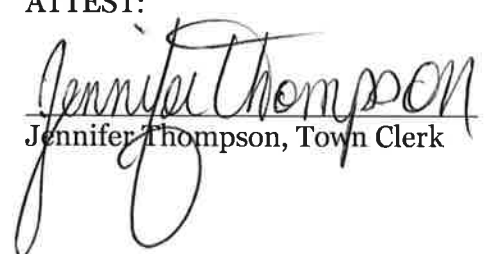
PLANNING
COMMISSION
DISCUSSION: NONE

ADJOURNMENT:

Commissioner Shockey moved to adjourn, seconded by Commissioner Burke. All Commissioners voted aye, and the meeting was adjourned at 7:57 p.m.


Hayden H. Southway, Chairman

ATTEST:


Jennifer Thompson, Town Clerk