

MINUTES
PLANNING COMMISSION
REGULAR MEETING
Aug 21, 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 August 21, 2019 at the Town Hall, 1026 Park Avenue.

ROLL CALL
PRESENT: Chairman Southway, Commissioners John C. Murray, Judy Burke, Steve Kudron, Diane Mahoney and Town Planner Nate Shull.

ABSENT: Chairman Southway noted Vice Chairman Canon was absent due to a previously scheduled vacation. Commissioner Murray moved to excuse Vice Chairman Canon. Commissioner Burke seconded. All others voted aye.

APPROVAL OF
MINUTES: Chairman Southway presented the minutes for May 1st, 2019. Commissioner Burke moved to approve, seconded by Commissioner Kudron. All others voted aye. Chairman Southway presented the minutes for May 15th, 2019. Commissioner Murray moved to approve, seconded by Commissioner Burke. All others voted aye.

UNSCHEDULED
CITIZEN
PARTICIPATION: Chairman Southway asked if there were any unscheduled public comments and noted that comments are limited to 3 minutes.

John (Mickey) Rourke, 1015 Mountain Ave, Grand Lake CO – Mr. Rourke expressed his concern about dirt bikes currently driving on our streets without permits. He suggested only ATVs or golf carts should be allowed. He requested the Commission bring this up at their next meeting for consideration to amend the existing Ordinance about Off-Highway Vehicles.

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 development and public open space per Municipal Code section 12-7-8 – Design Review**

Procedure and Submission Requirements – for property located at Lots 3-5 Block 12, Town of Grand Lake, more commonly referred to as 824 Grand Ave – Chairman Southway motioned to Planner Shull to present the matter. Planner Shull introduced the purpose of the request and provided some background information on the property in question. He then referenced sections from the Municipal Code highlighting review criteria for design considerations to be made by the Commissioners, and shared Town Staff comments about the request, clarifying the development program and opinionating the comparison between the applicant’s design with criteria/consideration in the code. He concluded that the Commission should approve the applicant’s request with Staff’s proposed conditions.

Commissioner Shockey expressed concern that no color diagrams were included in the packet, to which Planner Shull responded that, while accurate, a materials palette and sample sheet was included and could be compared to the design elevation drawings.

Jim Kreutzer, 700 Grand Lake Lane, Grand Lake CO – Mr. Kreutzer began by exclaiming that the latest proposed design was based upon feedback given by the Planning Commission and commentary of the public suggesting that the former “Boardwalk Lofts” design was too massive and contextually out of place with Grand Lake. He described the intention of his building designs as they related to surrounding properties, suggesting that the architectural details were to match up with the Rocky Mountain Repertory Theater. The plaza design could be upgraded to include staff’s suggestions for plantings and base/surface material. He explained how trash and snow removal would be handled.

Mr. Kreutzer clarified the buildout of the spaces being developed, explaining that the former bowling alley would become commercial condominiums with two residential units available as low-income housing, the kiosks individually owned commercial spaces, and two additional commercial condos on the east portion of the property.

The Commissioners asked a number of questions, including how the commercial spaces would be accessed and platted, how the snow built up on the plaza would be removed, the possibility of removing the fence on the western property line to expand/conjoin the two plaza areas, whether parking requirements were met, the inclusion of a public restroom for the plaza, and how the design elements could better be integrated. Planner Shull and Mr. Kreutzer provided answers to each of these questions.

After some additional discussion by the Commissioners about their opinions and preferences to the proposed design, Commissioner Shockey moved to approve the commercial development and public open space as presented. Commissioner Kudron seconded.

Planner Shull interjected to repeat the modified conditions as discussed during the meeting. Commissioner Shockey amended the motion to

approve the site plan and design review for commercial development and public open space with the following modified conditions:

- The As-Built Plat contain a note detailing the removal of snow from the off-street parking spaces behind the existing (former) bowling alley building
- The new and existing structures contain a wainscoting or grounding accent material
- At least two accent colors be included around window and door trims to break up the appearance
- The plaza includes an alternative material along with concrete to create a distinct aesthetic pattern
- The corners of the Kiosks be dressed with ornamental timber logs
- The plaza contains additional landscaping, as appropriate

Commissioner Kudron seconded. All others voted aye except Commissioner Burke who voted nay. Motion passed 5-1.

Mr. Kreutzer added that he is amenable to any additional landscaping, surface treatment, paint color, or façade treatments that meet the intent of the Code upon submitting building permits.

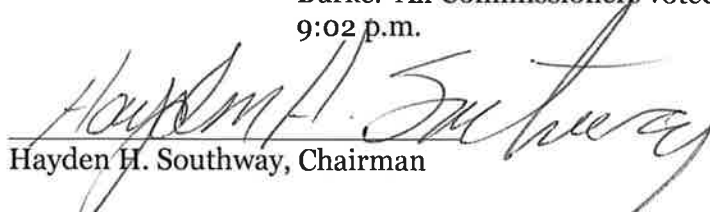
PLANNING
COMMISSION
DISCUSSION:

Development and Building Permit Update – Planner Shull provided a quick summary of development projects and active/completed building construction in Town, including the W. Portal Bridge, Downtown Streetscape Project, Middle Park Medical Clinic, Gateway Inn Addition, Kirk’s Fly Shop, Meandering Moose Miniature Golf, the HUB remodel, and the Grand Lake Lodge. He also shared the Grand County Building Department update of currently issued building permits for the year to date.


Planning Commissioners brought up some other topics, including administrative enforcement, trash clean up, OHV regulations, nightly rentals review, residency requirements, alternate funding sources, the comprehensive plan update, and future regional public bus service.

ADJOURNMENT:

Commissioner Murray moved to adjourn, seconded by Commissioner Burke. All Commissioners voted aye, and the meeting was adjourned at 9:02 p.m.


Hayden H. Southway, Chairman

ATTEST:


Jennifer Thompson, Town Clerk