



## **PLANNING & ZONING COMMISSION APRIL MEETING**

**April 09, 2024 at 6:00 PM  
0110 Whispering Pines Circle, Blue River, CO**

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### **MINUTES**

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**The public is welcome to attend the meeting either in person or via Zoom.**

**The Zoom link is available on the Town website:**

**<https://townofblueriver.colorado.gov/planning-zoning>**

**Please note that seating at Town Hall is limited.**

#### **I. CALL TO ORDER, ROLL CALL**

Chair Johnson called the meeting to order at 6:00 p.m.

##### **PRESENT**

Tim Johnson

Doug O'Brien

Ben Stuckey

Troy Watts

##### **ABSENT**

Travis Beck

Mike Costello

Gordon Manin-Excused

Also present: Town Manager Michelle Eddy; Building Official Kyle Parag and Board Liaison

Noah Hopkins attended via Zoom.

#### **II. APPROVAL OF MINUTES**

A. Minutes from March 5, 2024

Motion made by Watts, Seconded by O'Brien to approve the minutes of March 5, 2024.

Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

### **III. PUBLIC HEARING**

#### **B. Variance Request**

Manager Eddy reviewed the request for a variance for a proposed home addition. It was noted all of the proper documents had been submitted and notifications made. No comments were received at Town Hall concerning the variance request.

Chair Johnson opened the public hearing at 6:01 p.m.

Dan Cleary Lot 4,5,6 Blue Rock Springs noted a date with the meeting notice. It was noted it got moved due to the election. He remarked on the parking issue but noted he didn't have an issue with the project and items within the setbacks and the road access easement that exist on the plat. He asked if the road access easement would be vacated. He asked about sewer lift station allowed in the setback and if uses have been allowed how it affects future impacts.

Watts addressed how variances are addressed and the laws to be considered.

Tom Fitzgerald 0034 Rustic Terr. owner noted he is seeking a variance for the driveway and the addition. The architect noted that it is not creating any further restriction on the site.

Chair Johnson closed the public hearing at 6:24 p.m.

Discussion on this type of variance where the existing home is non-compliant, and the addition would be non-compliant in addition to the driveway.

Discussion on if it falls under the definition of "hardship". Discussion that if it was required to fall completely in the setback, it would not meet the architectural aesthetics. Discussion that it isn't creating additional restrictions.

Motion made by Watts, Seconded by Stuckey to approve the variance for 0034 Rustic Terrace based on facts presented to planning and zoning commission today. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

### **IV. PROJECT APPROVAL**

#### **C. 0039 Lodestone New Construction**

Building Official Parage reviewed the proposed new construction project and recommended approval.

Discussion on project and the parking. It was noted that it is in a cul-de-sac.

Motion made by O'Brien, Seconded by Watts to approve the new construction at 0039 Lodestone. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

**D. 0097 97 Circle New Construction**

Building Official Parage reviewed the proposed new construction project and recommended approval.

Motion made by Watts, Seconded by O'Brien to approve the new construction at 0097 97 Circle new construction. Voting Yea: Johnson, O'Brien, Stuckey, Watts. Motion passed unanimously.

**V. ADJOURN**

Motion made by O'Brien, Seconded by Stuckey adjourn the meeting at 6:54 p.m. Voting Yea: Johnson, O'Brien, Stuckey, Watts motion passed unanimously.

**NEXT MEETING -**

May 7, 2024