



**Planning Commission  
Regular Meeting Agenda  
Fraser Town Hall, 153 Fraser Avenue and Virtually  
Wednesday January 25, 2023  
6:30 PM- 9:00 PM**

**NOTE: Times are approximate and agenda subject to  
change**

**Watch the meeting live on Fraser's YouTube Channel**

<https://www.youtube.com/channel/UCs5aHnI7d-kk0j1cxV28DSg>

**Participate in the meeting through our virtual platform**

**Zoom Meeting Information**

<https://us02web.zoom.us/j/2590408013>

**Meeting ID:259 040 8013**

**Phone 1-346-248-7799**

1. **Roll Call**
2. **Approval Of Agenda**
3. **Consent Agenda**
  - a. Minutes November 23, 2022

Documents:

[PCM 2022-11-23.Pdf](#)

[Sign In Sheet November 23, 2022.Pdf](#)

4. **Public Hearing And Possible Action**
5. **Open Forum**
6. **Other Business**
7. **Future Agenda Items**
8. **Adjourn**

## **UPCOMING MEETING**

### **WED. FEBRUARY 8, 2023 PLANNING COMMISSION**

Please contact the Town Clerk to request accommodations to assist people with disabilities to participate in public meetings. Listening devices for people with hearing impairment are available upon request.

Town Clerk, Antoinette McVeigh 970-531-9943 or [amcveigh@town.fraser.co.us](mailto:amcveigh@town.fraser.co.us)

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, November 23, 2022

**MEETING:** Planning Commission Regular Meeting

**PLACE:** Fraser Town Hall and Virtual On-Line Meeting

**PRESENT**

**Commission:** Commissioners: Philip Vandernail, Katie Soles, Margaret Bowles, Bob Gnuse, Andy Miller, Parnell Quinn, Joy McCoy

**Staff:** Baseline Planning Services Julie Esterl, Town Manager Ed Cannon, Town Clerk Antoinette McVeigh

**Others:** See list

Commissioner Vandernail, Interim Chair called the meeting to order at 6:32.

1. **Roll Call:** Philip Vandernail, Katie Soles, Margaret Bowles, Sam Brewer, Bob Gnuse, Andy Miller, Parnell Quinn, Joy McCoy
2. **Approval of Agenda:**  
Commissioner Soles moved, and Commissioner Gnuse seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Appointment of Chair and Vice Chair:**  
Commissioner Quinn moved, to nominate Joy McCoy as the Chair, no second. Motion failed.  
Commissioner Soles moved to nominate Andy Miller as the Chair, **Motion carried 5-2**, Nay Quinn and Miller.  
Bob Gnuse volunteered to be the Vice Chair. All unanimously agreed.
4. **Consent Agenda:**
  - a. Minutes June 22, 2022
  - b. Resolution 2022-11-02 Three Mile Plan

Commissioner Quinn moved, and Commissioner Vandernail seconded the **motion** to approve the amended consent agenda moving Resolution 2022-11-02 Three Mile Plan to discussion. **Motion carried: 7-0.**

Commissioner Vandernail moved, and Commissioner Gnuse seconded the **motion** to approve PC Resolution 2022-11-02 Three Mile Plan. **Motion carried: 7-0**

Town Manager Ed Cannon notified the Commission that in 2023 the town has budgeted to update the Master Plan which includes the Three Mile Plan.

5. **Public Hearing And Possible Action:**
  - a. 461 Muse Drive Preliminary Plat and Major Site Plan

Commissioner Gnuse moved, and Commissioner Vandernail seconded the motion to open the public hearing regarding 461 Muse Drive Preliminary Plat and Major Site Plan at 6:44 p.m. **Motion carried 7-0.**

Julie Esterl from Baseline Planning Services presented to the commission. Proof of publication was provided in the packet.

The request is for the development of two tri-plex residential buildings and associated parking on the 20,599 square-foot parcel. The proposed buildings will be 2-stories and will include 3 dwelling units each. The proposed dwellings units are approximately 1,880 square feet in size and include three bedrooms. Residential developments of three (3) or more dwelling units require Major Site Plan approval per Section 19-2-110. Residential developments of five (5) or more dwelling units require Major Subdivision approval per Section 19-3-210. The Major Subdivision process consists of two phases, Preliminary and Final Plat. This request is for the review of the Major Site Plan and the Preliminary Plat.

The applicant and property owner, Michael Ziehler, has submitted a complete application for the review of a major site plan and a preliminary plat for the development of two tri-plex residential buildings at 461 Muse Drive. The application is in general compliance with the land development code with the exceptions outlined in this report and as listed as recommended conditions of approval. The application was sent on referral, and as a condition of approval all agency comments need to be addressed prior to final plat application. The public hearing before the Planning Commission was appropriately noticed in the newspaper and by mail. Park and school land dedications or fees in lieu will be collected with the final plat prior to recordation.

Applicant Michael Ziehler presented to the Commission.  
Public Comment was taken from Jane Mathers and Paul Langowski.

Commissioner Quinn **motioned**, and Commissioner McCoy seconded the motion to close the public hearing 461 Muse Drive Preliminary Plat and Major Site Plan at 7:40 p.m. **Motion carried 7-0.**

Commissioner **Soles motioned**, and Commissioner Vandernail seconded the motion to approve PC Resolution 2022-11-01 Recommending Approval of A Major Site Plan And Preliminary Plat For A Residential Development Located At 461 Muse Drive, Described as Byers Vista Block 1 Lot 4, Grand County, Colorado, Part Of Sec. 19, Township 1 South, Range 75 West Of The 6th Pm. **Motion carried 7-0.**

6. **Other Business:**  
Commissioner Quinn requests the Commission to meet regularly.
7. **Open Forum:**
8. **Future Agenda Items:**  
Possible PC Meeting on December 28.
9. **Adjourn:**

Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 7:51 p.m.

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Antoinette McVeigh, Town Clerk



**PLANNING COMMISSION REGULAR MEETING  
REGISTRATION SHEET  
NOVEMBER 23, 2022**

The Public Forum is an opportunity for the public to present their concerns and recommendations regarding Town Government issues to the Planning Commission. Those wishing to address the Planning Commission will be allowed a five-minute presentation. A maximum of six (6) people will be allowed to address the Planning Commission at each Public Forum. If a topic that you wish to discuss has been scheduled for a formal Planning Commission Meeting, we would ask that you reserve your remarks for that specific date and time. Topics that are in litigation with the Town will not be heard during this forum. All presenters are urged to: (1) state the concern; and (2) list possible solutions. Please keep the following guidelines in mind:

- Remarks that discriminate against anyone or adversely reflect upon the race, color, ancestry, religious creed, national origin, political affiliation, disability, sex, or marital status of any person are *out of order* and may end the speaker's privilege to address the Board.
- Defamatory or abusive remarks or profanity are *out of order* and will not be tolerated.

Anyone attending Planning Commission meetings must sign in to ensure accurate records and minutes. Sign your name, address, and topic of discussion on the sign in sheet. Thank you for your cooperation.

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