

FRASER PLANNING COMMISSION
MINUTES

- DATE:** Wednesday, February 22, 2023
- MEETING:** Planning Commission Regular Meeting
- PLACE:** Fraser Town Hall and Virtual On-Line Meeting
- PRESENT**
- Commission:** Commissioners: Chair Andy Miller, Vice Chair Bob Gnuse, Philip Vandernail, Katie Soles, Margaret Bowles, Parnell Quinn, Joy McCoy
- Staff:** Baseline Planning Services Julie Esterl, Town Manager Ed Cannon, Town Clerk Antoinette McVeigh
- Others:** See list

Chair Andy Miller called the meeting to order at 6:30 p.m.

1. **Roll Call:** Vice Chair Bob Gnuse, Chair Andy Miller, Philip Vandernail, Katie Soles, Margaret Bowles, Parnell Quinn, Joy McCoy
2. **Approval of Agenda:**
Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Consent Agenda:**
 - a. Minutes January 25, 2023

Commissioner Quinn moved, and Commissioner Bowles seconded the **motion** to approve the consent agenda. **Motion carried: 7-0.**
4. **Public Hearing And Possible Action:**
 - a. 461 Muse Drive Final Plat

Commissioner Soles moved, and Commissioner Bowles seconded the motion to open the public hearing regarding 461 Muse Drive Final Plat at p.m. **Motion carried 7-0.**

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

On November 23, 2022, the Fraser Planning Commission approved Resolution 2022-11-01 approving the 461 Muse Drive Preliminary Plat and Major Site Plan with a number of conditions (listed on pages 5 and 6 of this report). The applicant, Michael Ziehler, submitted an application for the Final Plat on December 15, 2022 which involves the subdivision of Lot 4, Block 1 of Byers Vista subdivision consistent with the approved Preliminary Plat and Major Site Plan. The request is for the development of two tri-plex residential buildings (six dwelling units total) and associated parking on the 0.47-acre parcel. 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 Final Plat and review of the revised Major Site Plan. The site plan revisions are in response to the conditions of approval.

Public comment was taken from Jane Mather, Megan Luther and Paula Gallagher.

Commissioner Soles **motioned**, and Commissioner Quinn seconded the motion to close the public hearing 461 Muse Drive Final Plat. **Motion carried 7-0.**

Ai. PC Resolution 2023-02-01 461 Muse Drive Final Plat

Commissioner Soles **motioned**, and Commissioner Quinn Seconded the motion to Approve Resolution 2023-01-01 Recommending Approval of a Final Plat and Approving a Major Site Plan for a Residential Development Located at 461 Muse Drive. **Motion carried 7-0.**

6. **Other Forum:**

none

7. **Open Business:**

- a. Trustee Quinn, check sump pumps in the spring.
- b. Commissioner Soles, street, and transportation plan

8. **Future Agenda Items:**

9. **Adjourn:**

Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 7:30 p.m.

Antoinette McVeigh, Town Clerk