

FRASER PLANNING COMMISSION  
MINUTES

- DATE:** Wednesday, May 27, 2020
- MEETING:** Planning Commission Regular Meeting
- PLACE:** Virtual On-Line Meeting
- PRESENT**  
**Commission:** Commissioners: Chair Jean Wolter, Katie Soles, Margaret Bowles, Philip Vandernail, Parnell Quinn, Bob Gnuse and Sam Brewer
- Staff:** Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh
- Others:** Applicants, Stephen Brack and Michael Brack

Chair Jean Wolter called the meeting to order at 6:30 p.m.

1. **Roll Call:** Chair Jean Wolter, Katie Soles, Margaret Bowles, Philip Vandernail, Parnell Quinn, Bob Gnuse and Sam Brewer
2. **Approval of Agenda:**  
Commissioner Vandernail moved, and Commissioner Quinn seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Consent Agenda:**
  - a. Minutes April 22, 2020

Commissioner Brewer moved, and Commissioner Gnuse seconded the **motion** to approve the Minutes April 22, 2020. **Motion carried: 7-0.**
4. **Discussion and Possible Action Regarding:**
  - a. Minor Subdivision - Final Plat & Conditional Use Permit - Retreat at Ptarmigan

Michael Brack and Stephen Brack presented to the Planning Commission.

Modern Mountain Homes LLC is the current owner of Lot B, The Retreat at Ptarmigan Townhomes according to the Plat recorded June 6, 2008 at Reception # 2008005666 and the As-Built Plat recorded June 12, 2009 at Reception # 2009005443. The property address is 851 Ferret Lane. Michael and Stephen Brack are representing the owner and they are requesting approval of a minor subdivision final plat and a conditional use permit. The applicant is proposing to subdivide 851 Ferret into two lots. See Final Plat Retreat at Ptarmigan. Lot 1 will be used to construct a single-family dwelling unit and lot 2 will remain vacant and used for a future build.

This application will be forwarded to the Fraser Town Board, where after the close of the public hearing, the Board of Trustees may approve, approve with conditions, or deny the proposed conditional use.

Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to approve PC Resolution 2020-05-01 recommending approval of the minor subdivision, final plat and conditional use permit for Retreat at Ptarmigan - replat of lot B with the following conditions:

1. Add total square footage of "Lot B" to final plat.
2. Delete Dave Barker from Dedication and revise with Michael Brack.
3. Add "lot" to plat note #11 after the word "reduced" relating to Section 19-2-270(d).
4. Correct the spelling of current in plat note #12.
5. Add access easement across Lot 2 to allow for better driveway access for Lot 1.

The fifth condition was added during the meeting. **Motion carried: 7-0.**

5. **Other Business:**

Commissioner Quinn suggested a workshop at the Town Board to look at stop sign locations throughout downtown to help with circulation and traffic flow.

6. **Open Forum:**

None

7. **Future Agenda Items:**

None

8. **Adjourn:**

Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 7:26 p.m.

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Antoinette McVeigh, Town Clerk