

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, July 22, 2020

**MEETING:** Planning Commission Regular Meeting

**PLACE:** Virtual On-Line Meeting

**PRESENT**  
**Commission:** Commissioners: Chair Jean Wolter, Katie Soles, Margaret Bowles, Philip Vandernail, Bob Gnuse and Sam Brewer

**Staff:** Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh

**Others:** Applicants, Paul Dalton

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, Bob Gnuse and Sam Brewer
2. **Approval of Agenda:**  
Commissioner Bowles moved, and Commissioner Brewer seconded the **motion** to approve the agenda. **Motion carried: 6-0.**
3. **Consent Agenda:**
  - a. Minutes May 27, 2020
4. **Discussion and Possible Action Regarding:**
  - a. Major Site Plan - 201 S. Wapiti Drive - Two Residential Quadplexes

The owner, Wapiti Homes, LLC., is requesting Major Site Plan approval for the construction of two residential quadplexes to be constructed on a vacant lot legally described as Amended Lot B3, Clayton Subdivision AKA 201 S. Wapiti Drive. The applicant is not proposing to subdivide the property.

Commissioner Bowles moved, and Commissioner Soles seconded the **motion** to open the public hearing regarding Major Site Plan - 201 S. Wapiti Drive - Two Residential Quadplexes. **Motion carried: 6-0.**

Paul Dalton presented to the commission on behalf of Paramount Engineering.

Commissioner Vandernail moved, and Commissioner Bowles seconded the **motion** to close the public hearing regarding Major Site Plan - 201 S. Wapiti Drive - Two Residential Quadplexes. **Motion carried: 6-0.**

Commissioner Soles moved, and Commissioner Vandernail seconded the **motion** to approve PC Resolution 2020-07-01 recommending approving a major site plan for two residential quadplexes to be located at 201 S. Wapiti Drive, Town of Fraser, Grand County, Colorado with three additional conditions:

1. Include one ADA parking space
2. The garages cannot be converted to living spaces
3. The storage units are for the tenants only

**Motion carried: 6-0.**

5. **Other Business:**

6. **Open Forum:**

The Commission will have hybrid meetings virtually and in person moving forward.

7. **Future Agenda Items:**

None

8. **Adjourn:**

Commissioner Brewer moved, and Commissioner Soles seconded the **motion** to adjourn. **Motion carried: 6-0.** Meeting adjourned at 8:00 p.m.

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Antoinette McVeigh, Town Clerk