

FRASER PLANNING COMMISSION
MINUTES

DATE: Wednesday, October 9, 2019

MEETING: Planning Commission Regular Meeting

PLACE: Fraser Town Hall Board Room

PRESENT

Commission: Commissioners: Chair, Jean Wolter; Katie Soles, Bob Gnuse, Parnell Quinn, Philip Vandernail and Sam Brewer

Staff: Town Manager, Jeff Durbin; Town Clerk, Antoinette McVeigh

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

1. **Roll Call:** Chair, Jean Wolter; Katie Soles, Bob Gnuse, Parnell Quinn, Philip Vandernail and Sam Brewer

2. **Approval of Agenda:**

Commissioner Vandernail moved, and Commissioner Quinn seconded the motion to approve the agenda. Motion carried: 6-0.

3. **Consent Agenda:**

a. Minutes September 25, 2019

Commissioner Soles moved, and Commissioner Brewer seconded the motion to approve the consent agenda. Motion carried: 6-0.

4. **Public Hearing and Possible Action:**

a. Major Site Plan - Vicious Cycle Brewing

Commissioner Soles moved, and Commissioner Gnuse seconded the motion to open the public hearing regarding Major Site Plan - Vicious Cycle Brewing.

Motion carried:6 -0.

This property is zoned Business and we are processing a Major Site Plan in accordance with Section 19-2-110 of the Land Development Code. The applicant has recently purchased a vacant .75-acre property in Fraser adjacent to US40. The applicant is proposing to construct a 4400+/- SF pre-engineered metal building and site improvements for a brewery and tasting room. The building will be constructed of a steel frame and wrapped with exterior material congruent with the mountain theme (brick/stone/wood/metal). The steel building will provide an industrial look inside the tasting room with exposed beams and HVAC. There will also be a patio off the tasting room. The building will have fire suppression. Their goal is to break ground on construction in the fall of 2019 with completion in early 2020. Town code requires one parking space for every 400 SF of structure. Site plan parking appears to meet the code.

Town Manager Durbin presented to the Planning Commission. The public hearing was rescheduled from September 28, 2019 because there was not a quorum. Proof of publication was provided in the packet. Durbin stated that the Town had received an additional comment letter. Nathan Watt and Dean Dalvit presented to the Board on behalf of the Brewery. Public comments were provided.

Commissioner Soles moved and Commissioner Gnuse seconded the motion to close the Public Hearing Major Site Plan - Vicious Cycle Brewing. Motion carried 6-0.

Commissioner Soles moved and Commissioner Brewer seconded the motion approve Resolution 201-10-01 approving a Major site plan for Vicious Cycle Brewing to be located at 751 S. Zerex Street with the conditions listed. Motion carried 6-0.

6. **Other Business:**

7. **Open Forum:**

The next PC meeting is November 13, 2019.

8. **Adjourn:**

Commissioner Quinn moved, and Commissioner Soles seconded the motion to adjourn. Motion carried: 6-0. Meeting adjourned at 7:50 p.m.

Antoinette McVeigh, Town Clerk