

ZONING BOARD MEETING
At the Newcomb Community Center

May 22nd at 6:00PM

MINUTES

CALL TO ORDER: The meeting was called to order at 6:01 p.m. Zoning Board members Ralph Bush, Dave Hoskins and Wayne Bush were present. Rand Makowski was also present.

Levi New turned in his letter of resignation.

NEW BUSINESS:

- Elect a chairman
Ralph Bush was elected as chairman by a 2-0 vote. Ralph Bush abstained from voting.
- Discuss and vote on zoning complaints
Only the zoning portion of the complaints will be addressed. All six zoning complaints pertain to STRs located in the residential zone of Pitkin.

Ralph Bush pointed out that two of the three properties in question were operating prior to the 2015 amendments. He believes that in the case of ambiguity, CO law will side with the homeowner.

There are questions about the legality of the adoption of the 2015 amendments to the Zoning Ordinance.

Ralph Bush suggested that it is not possible for the Zoning Board to rule on STRs in the residential district because of possible adoption issues and/or vague non-conforming aspects of the zoning code (section 14 of the zoning code.) He suggested asking the Board of Trustees to address all complaints and to work to sync the zoning code with the STR ordinance that is upcoming.

- Discuss 2015 Zoning Ordinance - vote on recommendation to trustees
Wayne Bush made a motion to push the complaints up to the Board of trustees. Seconded by Dave Hoskins. Motion carried 3-0.
- Discuss private improvements in the public right-of-way
The Zoning Board would like to go out as a committee to canvass the Town. Ralph Bush pointed out to the public that the members of the Zoning Board may be walking very close to private properties to complete this task.

Ramon Reed wondered what would be considered a "private improvement." ZB member Dave Hoskins would also like an answer for this question.

- Discuss and vote on circular drive at 1019 State Street.
The Town Board should address this, per Rand Makowski. A drawing/plans should be submitted to the Town Board. The size of the culvert should be addressed. There is no protocol for determining culvert size. Road commissioner should also receive a plot plan. Dave Hoskins suggested having a minimum culvert size.

ADJOURN: Meeting adjourned at 6:47