

FRASER PLANNING COMMISSION  
MINUTES

- DATE:** Wednesday, April 27, 2022
- MEETING:** Planning Commission Regular Meeting
- PLACE:** Fraser Town Hall and Virtual On-Line Meeting
- PRESENT**  
**Commission:** Commissioners: Chair Jean Wolter, Vice Chair Katie Soles, Philip Vandernail, Parnell Quinn, Margaret Bowles, Bob Gnuse and Sam Brewer
- Staff:** Town Planner, Catherine Trotter; Town Clerk Antoinette McVeigh; Town Manager Ed Cannon
- Others:** See list

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

1. **Roll Call:** Chair Jean Wolter, Vice Chair Katie Soles, Philip Vandernail, Parnell Quinn, Margaret Bowles, Bob Gnuse and Sam Brewer
2. **Approval of Agenda:**  
Commissioner Soles moved, and Commissioner Quinn seconded the **motion** to approve the agenda. **Motion carried: 7-0.**
3. **Consent Agenda:**
  - a. Minutes March 23, 2022

Commissioner Vandernail moved, and Commissioner Soles seconded the **motion** to approve the consent agenda. **Motion carried: 7-0.**

Town Planner Trotter thanked Chair Wolter for her twelve years of service, including six years as the chair. This is Town Planner Trotter's last meeting with the Planning Commission, her last day with the town is May 6. The Commissioners thanked Trotter for her eighteen years of employment and work with the Commission.

Town Manager Cannon introduced Baseline Planning Services. They will be taking over the roll of the Planning for the town.

4. **Public Hearing And Possible Action:**
  - a. Preliminary Plat/Major Site Plan Koselig on Main, 406 Zerex St. & 315 Fraser Ave

Commissioner Gnuse **motioned**, and Commissioner Soles seconded the motion to open the public hearing. **Motion carried 7-0.**

Applicant is requesting Preliminary Plat/Site Plan approval. This subdivision application is being processed as a Major Subdivision in accordance with Section 19-3-210 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units. We are also processing a Major Site Plan in accordance with Section 19-2110 of the Land Development Code.

The applicant's project will consist of @ 4,000 SF of retail space and 20 apartment units. The project aims to deliver restricted low-income housing units and attainable market units to provide for rental housing to the residents of Fraser and Grand County.

Town Planer Catherine Trotter presented to the Commission. Proof of publication was provided in the packet. The adjacent property owners were sent out certified mail and return receipt regarding notice of the hearing.

The developer Byson Investments and managing partners Greg Bechler and Kevin Rifkin presented to the commission and answered questions. Architects Peter Nelson and Krista Klancke, general contractor Thomas Elliot, civil and structural engineer Kevin Vecchiarelli. also presented.

Public comment was taken from Deb Anderberg, Barry Young and Nicole. A letter was sent to the commission from Bryan and Keary Hallack.

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

Commissioner Vandernail **motioned**, and Commissioner Quinn seconded to approve Resolution 2022-04-01 A Preliminary Plat and Major Site Plan For Koselig On Main, 406 Zerex St. And 315 Fraser Ave, A Replat Of Lots 30-33 Lying N Of Us 40, Block 7, 1st Addition To The Town Of Eastom (Aka Fraser), Grand County, Colorado, Part Of Sec. 19, Township 1 South, Range 75 West Of The 6th PM **Motion carried 7-0.**

5. **Other Business:**

6. **Open Forum:**

Commissioner Soles, downtown parking is limited  
TM Cannon, the town is looking into parking

7. **Future Agenda Items:**

None

8. **Adjourn:**

Commissioner Soles moved, and Commissioner Gnuse seconded the **motion** to adjourn. **Motion carried: 7-0.** Meeting adjourned at 8:09 p.m.

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Antoinette McVeigh, Town Clerk