

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, September 22, 2021

**MEETING:** Planning Commission Regular Meeting

**PLACE:** Fraser Town Hall and Virtual On-Line Meeting

**PRESENT**  
**Commission:** Commissioners: Chair Jean Wolter, Margaret Bowles, Parnell Quinn, Bob Gnuse and Sam Brewer

**Staff:** Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh and Assistant Town Manager, Michael Brack

**Others:**

Chair Jean Wolter called the meeting to order at 6:35 p.m.

1. **Roll Call:** Chair Jean Wolter, Margaret Bowles, Parnell Quinn, Bob Gnuse and Sam Brewer.

2. **Approval of Agenda:**  
Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to approve the agenda. **Motion carried: 5-0.**

3. **Consent Agenda:**  
a. Minutes May 26, 2021

Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to approve the Minutes from May 26, 2021. **Motion carried: 5-0.**

4. **Public Hearing and Possible Action:**  
a. Major Site Plan - Barrel Storage Building At 416 N Doc Susie Avenue

Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to open the Public Hearing regarding Major Site Plan - Barrel Storage Building At 416 N Doc Susie Avenue at 6:37 p.m. **Motion carried: 5-0.**

Debbie Young, Barry Young and Architect, Dan Orecchio presented and answered questions.

Notice of publication in the newspaper and to adjacent property owners was presented in the packet.

The owners, Barry and Debbie Young, are requesting Major Site Plan approval for the construction of a 2025 SF Barrel Storage Building to be located at the 416 N. Doc Susie Street, Fraser, CO.

This property is zoned Business with Riverwalk Mixed Use Overlay District, and we are processing a Major Site Plan in accordance with Section 19-2-110 of the Land Development Code. The applicant is proposing to construct a 2025 +/- SF business support building for an existing distillery business directly to the west – Fraser Valley Distilling LLC. The applicant suggests that the building will be primarily used for the storage of alcohol in wooden barrels, the bottling and handling of finished product, the storage of finished product and the storage of additional supplies.

The following spoke at the public hearing John Ladd, James B. Meredith Cameron and Chris Cameron.

Chris Cameron stated that the curb stop for his property, located on the south side of this property, is located on the property at 416 N Doc Susie Avenue and has requested that it continue to be accessible and locatable.

The Youngs requested that they be allowed to use the front of the building just off of Doc Susie Avenue for parking. The commission did not grant nor deny this request.

Commissioner Bowles moved, and Commissioner Quinn seconded the **motion** to close the Public Hearing regarding Major Site Plan - Barrel Storage Building At 416 N Doc Susie Avenue **Motion carried: 5-0.**

Commissioner Quinn moved, and Commissioner Bowles seconded the motion to approve Resolution 2021-09-01 Barrel Storage Building with the following amended conditions 2. Address MPE comments in email dated 9/22/2021 from Mark Johnston. This will require a 10' horizontal separation from existing power service to the new structure. 4. An access and utility easement shall be recorded prior to building permit issuance. Said easement shall be 15' wide along the south property line of the front lot and have a provision in the easement for the existing curb stop belonging to the adjacent property owner to the south. **Motion carried: 4-1. Nay Brewer.**

6. **Discussion and Possible Action Regarding:**

N/A

7. **Other Business:**

There will be a public hearing on the Willows Apartments located in Grand Park on October 27, 2021. The developer has requested to fast track the process in order to present the final plat for consideration prior to December 2, 2021. This would require a special meeting on November 10, 2021. The Planning Commission has indicated they will not have a quorum for this date at this time, three commissioners indicated they would be available.

8. **Open Forum:**

N/A

9. **Future Agenda Items:**

N/A

10. **Adjourn:**

Commissioner Bowles moved, and Commissioner Gnuse seconded the **motion** to adjourn. **Motion carried 5-0:** Meeting adjourned at 8:27 p.m.

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Antoinette McVeigh, Town Clerk