



Town of Alpine
Board of Adjustments
SPECIAL MEETING
Minutes

DATE: October 4, 2010

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Justin Sandner, Joshua Floyd, & Melisa Wilson; Dave Jenkins: Absent & Excused.
Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:10pm.

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Overland Properties LLC: 1 Greys River Cove, 109 Greys River Road-Commercial Building Permit, C-01-10, needs approval.** The Commission brought up their concerns from their review during the workshop. Those included the insulation factor in the ceiling, storm water drainage, snow removal, landscaping, mechanical plans, and roof pitch. Dave Murdock, representative, addressed these issues. The insulation was recommended to be at least an R38 in the ceiling due to the cold temperatures during the winter months to help with heating costs and icing on the roof. Dave stated he would look into increasing the value in various ways. Dave understood the Bank of Alpine had agreed to allow them to share their drainage pond. As for the snow removal it was understood would be either in the landscaping in front of the building or in the neighboring property along with the storm drainage. The landscaping was discussed and explained as 5% of grass, shrubs, and/or trees as stated in the LUDC was required. Dave stated they would adjust it to reflect the requirements. Dave stated the mechanical plans were in the works but not completed. He would get them to the Office as soon as possible for review. Dave had sent the forms and plans into the State Fire Marshal's Office. He understood they would take at least a couple of months to be returned. Dave was concerned this would hold the project up as he wanted to get the foundation poured and the parking lot paved before the snow fell. As for the other missing components to the plans he would get them to the office as he believed they were completed. The main concern of the roof pitch was addressed. The Commission understood the height of the building would be immense however the LUDC requires the 4/12 pitch. Dave asked what other options he may have. The Commission explained the process and fees of a variance to Mr. Murdock. Pat Marolf asked for any comments from the audience. Dave Gustafson asked how many entrances there would be from Greys River Road. The plans call for one. There will be landscaping in front of the building to define where Greys River Road is instead of the parking lot leading to the road. He inquired about a landscaping plan and storm water collection. The Commission stated they had been submitted and addressed. **Melisa Wilson made a motion to approve the building permit, C-01-10, contingent on a letter from the neighboring bank with a drainage and snow removal agreement, a variance application for the roof pitch, amended plans on the insulation factor to at least R38, State Fire Marshal Review, building plans for the connection of the joists & columns, canopy details, submission of mechanical plans for review with approval, & an on-site inspection review with approval; Justin Sandner seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.** The Commission also agreed they would work with Dave to get the project started as soon as possible. *Sign Permit, S-07-10, needs approval.* The Commission wanted to assure the sign height for the freestanding sign was measured from the middle of the Greys River Road and not at the base of the sign as they have had some questions in the past. They verified the sign would be down-lit and/or back-lit. The one concern they brought up was the total square footage allowed was 200. The options in the plans indicated the total amount as 347sqft. Dave Murdock, representative, stated he would have to check with the Family Dollar to see if they could change some of their choices to fall within the boundaries allowed. **Joshua Floyd made a motion to table the item until the meeting on October 12, 2010 so Mr. Murdock could have time to make the necessary changes; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - ADJOURN MEETING- *Need Motion.* Joshua Floyd made a motion to adjourn the meeting at 8:24pm; Melisa Wilson seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

5 - Items given to P&Z during tonight's meeting:

- none

6 - Items mailed to P&Z before meeting:

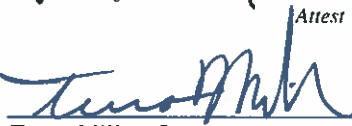
- none

7- WORKSHOP 6:30PM-LUDC REVIEW-P&Z Members reviewed building packet.



Pat Marolf, Chairman

10/27/10
Date



Terra Miller, Secretary

10/27/10
Date