

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, December 12, 2017**

Minutes

- I. The meeting was called to order at 8:02 am.
- II. Roll Call indicated present: Brad Holzwarth, David Barker, Mike Davlin, Roger Kish, Jonathan Larson, George Stevens, and Doug Robbins.
- III. Town Hall Meeting – no comments were received.
- IV. Commissioner Davlin moved, and Commissioner Kish seconded a motion to approve the minutes from November 28, 2017. Motion carried: 7-0.
- V. Conflicts of Interest – no comments were received.
- VI. NEW BUSINESS:

A. Design Review – Sitzmark South – Buildings G & H

Community Development Director Shockey presented the staff report.

The Hideaway Station Phase II Mixed Use project is proposed to be constructed on Lot 1B, Parcel 4 of the Winter Park Mixed Use Development Minor Subdivision that is located within the Town of Winter Park and at the southeast intersection of Telemark Drive and US 40. Parcel 4 is approximately 2.6 acres.

The Planning Commission reviewed the design on November 28 and continued the hearing for two weeks to allow the applicant to address the parking for the site and finalize the material for the exterior of the structure.

The applicant has fully parked the development with a use of on-site parking, on-street parking and parking in the public parking garage. They have parked it to Town standards.

The applicant has amended the exterior material palette to include weathered steel panels and gray/charcoal cementitious lap siding. This is in compliance with Town standards.

Staff recommended the Planning Commission approve the design for Buildings G & H with the following condition -

- The following reports shall be approved by staff prior to issuance of a building permit for vertical construction (foundation exempted)
 - Grading and Drainage Plan
 - Road Plan
 - Storm Drainage Plan

Pete Van Deusen, Project Designer & Manage and Jeff Vogel presented updated information about the project.

Major items discussed:

Exterior colors and designs
Curb Cut
Excel building
Parking
Snow Storage
Retail space
Buildings E & F
Bus pickup and drop off location.

Commissioner Davlin moved and Commissioner Larson seconded approval of the design review with condition listed. Carried: 7-0.

B. Roam (Beavers) Final Development Plan Presentation

Community Development Director Shockey presented the staff report.

Jeff Vogel gave presentation on the project.

Main discussion points.

- Zoning – the Planning Commission had two concerns with the proposed zoning – drive-thru's are permitted use by right (town code has it as a special use) and agriculture is a permitted use. The Commission requested a definition of agriculture.
- Beaver's West – the Planning Commission recommended the property be zoned OSF with an option to rezone to DC in the future, if access is provided to the site (similar to Bridger's Cache PD). They were also concerned with the requested building height of 25' for accessory structures. In particular, they were concerned with wind turbines that may be installed for renewable energy.
- Vasquez Road to the River – the Commission wanted to ensure pedestrian connection between Vasquez Road (at the proposed cul-de-sac) and the pedestrian bridge. They want to make sure that area is inviting to the public and doesn't feel private even if residential units are constructed in the area. The Commission discussed wider sidewalks as one element to encourage pedestrian traffic.
- Well and Septic – the FDP has language permitting well and septic on parcels 11-16, all located on the east side of the River.
- Overlay District on Vasquez Road – the Commission requested the property adjacent to Vasquez Road be required to have commercial uses on the first floor similar to the Business Overlay District on Main Street.
- Building Height – the Council should know they are requesting a building height of 75' for lodging/hotel buildings. The Commission proposed 60% -75% hotel units in order to get the additional height.
- Road B – The Planning Commission wanted to know how many DU's should be permitted on the east side of the River before the road needs to be connected to the VZF property. Until that road is connected, the property on the east side will not have secondary access as required in the Town Code.

Commissioner Kish moved and Commissioner Stevens seconded a motion to continue until January 9, 2018. Carried: 7-0.

Commissioner Barker left the meeting.

C. Whistlestop Duplex Design Review (not on agenda)

Craig Dewars one of the owners was present and gave a presentation of the project.

Discussion was held, this review had been tabled from November 28, 2017.

Items presented did not meet the Town Design Guidelines for a complete review.

Commissioner Davlin moved and Commissioner Robbins seconded approval for staff to review the Duplex Design without having to bring back to the Commission once all the required information is received. Carried: 4-2.

STAFF UPDATE

- Town Plan Update
- Light show at Copper Creek

Upon a previously adopted motion, the meeting was adjourned at 11:24 a.m.