

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, March 14, 2017**

Minutes

- I. The meeting was called to order at 8:01 am.
- II. Roll Call indicated present: Dick Norman, Roger Kish, George Stevens, Mike Davlin, Brad Holzwarth, and Doug Robbins.
- III. Town Hall Meeting – no comments were received.
- IV. Commissioner Holzwarth moved, and Commissioner Davlin seconded a motion to approve the minutes from February 14, 2017. Motion carried: 6-0.
- V. Conflicts of Interest – no comments were received.
- VI. NEW BUSINESS:

- A. Reunion Station at Winter Park Amended Final Plat

Community Development Director Shockey presented the staff report.

Reunion Station at Winter Park is a mixed-use development that will consist of five residential lots along Lions Gate Drive and one commercial retail/restaurant space along Highway 40. The property is located between Highway 40 and Lions Gate Drive directly north of the post office.

The Planning Commission approved the final plat at their regular meeting on February 9, 2016. The Town Council approved the final plat on February 16, 2016 with the adoption of Resolution 1522, Series 2016. The plat was not recorded and the applicant has since received two extensions allowing them until August 2017 to record the final plat. The applicant would like to amend the final plat to adjust the lot lines to better match the proposed townhomes and commercial building. The Commission was given a report comparison document that outlined the proposed lot lines from the approved lot lines. The proposed changes are minor and meet the requirements of the Town Code.

Staff recommended approval of the amended final plat with the original conditions outlined in Resolution 1522, Series 2016.

Discussion was held.

Commissioner Robbins moved and Commissioner Davlin seconded approval of the Reunion Station at Winter Park Amended Final Plat. Motion carried: 6-0.

This will go to Town Council on March 21, 2017

B. Single Family Design Review Amendment – 243 Vasquez Road

Community Development Director Shockey presented the staff report.

The Commission approved a design for the single-family home on September 13, 2016. The applicant is now requesting to amend the design to incorporate different material on the exterior of the structure. They are requesting to use metal standing seam siding and stucco instead of cement board as approved by the Commission.

Staff recommended the Planning Commission approve the amended single-family design.

Discussion was held.

Commissioner Holzwarth moved and Commissioner Davlin seconded approval of the Single Family Design Review Amendment – 243 Vasquez Road. Motion carried: 6-0.

C. Tour of Sitzmark South after adjournment of meeting by the Commissioners.

VI. STAFF UPDATE

- Master Plan – RFP update
- Discussed new pay procedure
- Arrow
- Whistlestop
- Block E
- Expired Alpine Club
- There will be meeting 3-28-17 and 4-11-17

Upon a previously adopted motion, the meeting was adjourned at 8:16 a.m.