

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, March 28, 2017**

Minutes

- I. The meeting was called to order at 8:00 am.
- II. Roll Call indicated present: Dick Norman, 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 March 14, 2017. Motion carried: 4-0.
- V. Conflicts of Interest – no comments were received.
- VI. NEW BUSINESS:

- A. Single Family Design Review – 40 Timber Circle, Lot 43, Frisbie

Planning Technician Evans presented the staff report.

A single family home with a building footprint of 3,317 square feet that includes a two-car garage.

Hideaway Village South does not have an HOA.

The materials board and color rendering were reviewed.

Exterior lighting fixtures comply with Town guidelines and are dark sky compliant.

Building height complies with Town standards. Maximum height of building is 33' 8".

Adequate parking has been provided in compliance with Town standards. The design includes a two-car garage.

A landscape plan description was submitted and complies with Town standards.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family Deposit Agreement.

Staff is satisfied with the overall design.

The structure is located within the required setbacks.

The total coverage is 37% building to open space.

A site inspection of the property has not been performed by staff.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

The driveway will be constructed with a 5% slope for the first 24 feet then has a slope change area before going to 9.88% grade; this is in compliance with Town standards.

- A stabilized construction entrance shall be installed prior to ground disturbance.

The erosion and drainage plan complies with Town standards.

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Staff recommended the Planning Commission approve the single-family design for Lot 43, Hideaway Village South Subdivision with the following conditions:

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family Deposit Agreement.
- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- A stabilized construction entrance shall be installed prior to ground disturbance.

Required Permits:

- ✓ Building Permit
- ✓ Driveway Permit -Paid
- ✓ Single Family / Duplex Deposit Agreement - Paid

Discussion was held.

Commissioner Davlin moved and Commissioner Robbins seconded approval of the Single Family Design Review for 40 Timber Circle with conditions listed. Motion carried: 4-0.

VI. STAFF UPDATE

- Town Manger Nelson gave an update on town projects
- There will be meeting 4-11-17

Upon a previously adopted motion, the meeting was adjourned at 9:07 a.m.