



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, August 28, 2018 8:00 AM**

Minutes

- I. The meeting was called to order at 8:00am.
- II. Roll Call indicated present: Brad Holzwarth, Mike Davlin, Roger Kish, George Stevens, Jonathan Larson, Dave Barker, 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 May 22, 2018, June 12, 2018, and August 14, 2018. Motion carried: 7-0.
- V. Conflicts of Interest- no comments were received.
- IV. NEW BUSINESS:

- A. Design Review – 93 Cooper Creek Way

Planner Owen presented the staff report.

Charlie Johnson, owner of 93 Cooper Creek Way, is proposing to remodel the exterior façade of the building (formerly the location of Carver's) with a repair of the stucco, a new roof, a new dormer, concrete repair, and fresh paint on the exterior, trim, and fence.

The applicant has submitted pictures and drawings that highlight the improvements, and some of the improvements have already commenced including the stucco and concrete repair.

The applicant was not aware that color updates would require Design Review, and so the white paint chosen for the exterior has already been applied. The applicant understands that if the white color is not approved, they could be required to re-paint.

The color choices for the redesign are white for the exterior stucco of the building, black for the trim and adjacent fence, and medium grey for the new roof.

The proposed exterior improvements are in compliance with the Town Design Guidelines. Please see attached photos and designs for more information.

Staff Recommendation:

The Commission may wish to perform a site visit of the property to review the white color and consider the other improvements.

Staff recommends approval of the exterior façade improvements at 93 Cooper Creek Way as they will enhance the overall structure and update its appearance.

Mark Hanna, representative of the applicant, works with the developer and owner of the property gave a quick overview of the project.

Discussion was held.

Commissioner Kish- asked if the applicant intended to upgrade the exterior light fixtures? Applicant indicated that this issue has not come up yet, and it would be a tenant improvement if they wanted it.

Commissioner Kish – noted that if those lights were upgraded, they would need to be dark sky compliant.

Applicant indicated that a new bakery tenant is looking to move in, so the use is not changing, it is going back to its original use. Initially looking at just bakery retail, not a sit down spot. More of a place to grab something fast.

The applicant also indicated that a small adjustment to the roof color has occurred to match the same roof as the Viking Loge.

Commissioner Davlin moved and Commissioner Larson seconded an approval of the design. Motion Carried 7-0.

B. Design Review – 500 Vasquez Road

Community Development Director Shockey presented the staff report.

Dave Haber, owner of Units 5-8, Vasquez Creek Townhomes, is proposing to remodel the exterior façade of the building to add a new porch over each unit, a new roof, new dormers, and new material on the exterior of the structure.

The applicant has submitted drawings that highlight the improvements for the structure including a material board. The proposed exterior improvements are in compliance with the Town Design Guidelines.

Staff Recommendation:

Staff recommends approval of the exterior façade improvements for Units 5-8, Vasquez Creek Townhomes as they will enhance the overall structure and update its appearance.

Eric Blaze, the applicant presented the project.

A question was raised regarding retaining wall concerns with a neighbor. The applicant is planning to replace the retaining wall with formed concrete walls, not CMU units on that side of the property, so no issues moving forward.

A comment was made by the Planning Commission regarding the trash enclosure to the south and the applicant clarified that they have added doors to make sure it stays closed and aesthetically pleasing.

Commissioner Robbins moved and Commissioner Larson seconded approval of the design with

staff recommendations. Motion Carried 7-0.

V. Staff Update

- The final draft of the Town Plan is being posted online, sent to Planning Commission, and Town Council for comments, and all are encouraged to attend the September 25 presentation and public open house held at the Headwaters Center.
- Next steps after the plan is adopted is to update codes and start work on everything the plan identifies as work items.
- The Planning Department has received the Roam first filing, preliminary plat. This will be coming to Planning Commission in October.
- Lakota amended development plan for north and south villages will also be coming to the Planning Commission in October.
- Gondola up at the Winter Park Resort is on schedule.

Upon a previously adopted motion, the meeting was adjourned at 8:21am.