

**TOWN OF WINTER PARK
PLANNING COMMISSION
January 26, 2010**

Minutes

- I. The meeting was called to order at 8:02 a.m.
- II. Roll Call indicated present: Dick Norman, Lori Myers, Brad Holzwarth, Jonathan Larson, Katie Riemenschneider, and Mike Periolat.
- III. Commissioner Larson moved, and Commissioner Periolat seconded a motion to approve the minutes of December 22, 2009. Motion carried: 7-0.
- IV. NEW BUSINESS

- A. Election of Chairman of the Planning Commission

Commissioner Myers moved, and Commissioner Riemenschneider seconded a motion to elect Dick Norman as Chairman of the Planning Commission. Motion carried: 7-0.

- B. Sketch Plan – Re-Submittal (continued from September 8, 2009 and December 22, 2009 meetings)

- 1. Lot 5 Griffin Park Subdivision

Planner Shockey presented his staff report.

The applicant is proposing to subdivide the existing property into six lots that will consist of townhomes, condominiums and commercial retail space. The property is located between Highway 40 and Lions Gate Drive directly north of the post office. There are currently two structures on the property, the small structure is vacant but was the sales office for Bear Crossing Townhomes and the larger structure currently has several businesses including ReMax Real Estate.

Staff Comments :

- The applicant has developed a new site plan in which one large building would be constructed along Hwy 40 with a 27' setback and an open patio / landscape area in front. This proposed structure would incorporate the existing "Cabin" building and with the setback, it could be constructed without relocating the power lines. A rendering of the proposed structure has been created showing how the structure could be stepped down from a three story structure to a one story while still being a visually attractive structure.
- The applicant has met the parking requirements for both the commercial and residential aspects of the project.

- The applicant has revised the parking lot to create a drive lane to connect with the Post Office parking lot therefore allowing trucks to pull straight through.
- Snow storage has been increased from the last site plan and complies with the standards.

Staff recommended the Planning Commission should review the site plan and accompanying material and provide the applicant with feedback about the proposed development. The Planning Commission must approve the sketch plan, approve it with conditions or deny the plan.

Corey Seitz and Alan Strope from Urban Living spoke saying trash enclosure and grease traps will also work in the site plan. They have spoken with Mountain Parks and they were told they could put small moveable structures in their right-of-way. The construction period would be about one year from start to finish. The plans are on putting lifts into the townhouses to expand their parking. There is a project in Denver area that has this concept and it is working. The Planning Commission is welcome to go and tour the project.

Commissioner Michel moved, and Commissioner Periolat seconded the motion to approve the sketch plan review. Motion carried: 7-0.

V. Staff Update

-  Joint workshop with Town Council on mobile vendors.
-  Working of Sign Code Revisions

Upon a previously adopted motion the meeting was adjourned at 8:59 a.m.