

**TOWN OF WINTER PARK  
PLANNING COMMISSION  
December 22, 2009**

**Minutes**

- I. The meeting was called to order at 8:00 a.m.
- II. Roll Call indicated present: Dick Norman, Lori Myers, Brad Holzwarth, Jonathan Larson, and Mike Periolat.
- III. Commissioner Periolat moved, and Commissioner Myers seconded a motion to approve the minutes of December 8, 2009. Motion carried: 5-0.
- IV. NEW BUSINESS

A. Sketch Plan – Re-Submittal (continued from September 8, 2009 meeting)

1. Lot 5 Griffin Park Subdivision

Planner Shockey presented his staff report.

The applicant is proposing five townhome units along Lions Gate Drive with a one-way private access drive. Parking for the townhomes will be in the structures.

Along Hwy 40, the applicants are proposing approximately 4,300 square feet of commercial space (retail, office and restaurant) on the first floor and five residential condominium units above. The site plan shows a parking area behind the structures that will accommodate the commercial and residential units.

Shockey reviewed the number of concerns that the Planning Commission had with the applicant on September 8<sup>th</sup>.

- Overhead Electric Lines / Setback
- Parking
- Ingress / Egress from Lions Gate Drive
- Shared Access from Hwy 40
- Snow Storage
- Design

Staff recommended the Planning Commission to 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.

Staff recommended the Commission discuss the following issues –

- Design Guidelines – 50% build-to-line and the power lines and other utilities that make this requirement difficult to comply with.
- Parking Reduction Request - is it appropriate for this development?
- Parking on Hwy 40 – should on-street parking be created for this development?

Discussion was held on all the Commission's and Town Planners concerns.

Some of the major concerns:

- Parking requirements
- Parking on Hwy 40
- Setbacks
- Underground utilities
- Snow storage
- Demo of old building
- Entrance onto property
- Time line for the whole development
- Where is the dumpster, grease trap and delivery area
- Financing for the project

Commissioner Holzwarth moved, and Commissioner Periolat seconded the motion to continue the sketch plan review. Motion carried: 5-0.

#### V. Staff Update

-  Whistlestop
-  Lakota
-  Bear Crossing

Upon a previously adopted motion the meeting was adjourned at 9:37 a.m.