



RECORD OF PROCEEDINGS

MINUTES
Regular Meeting of the
Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, October 15, 2015
5:00 P.M.

Planning Commission Chair Donna Skupien called the meeting to order at 5:02p.m. Roll was called.

Present: Brian Birenbach
Larrie Mackie
Craig Peterson
Deborah Shaner
Andy Stabile
Donna Skupien

Absent: Melissa Sherburne

Minutes: Approval of the October 1, 2015 Planning Commission meeting minutes

Public Comments (non-agenda items): There were no public comments

Commissioner Comments: There were no Commissioner comments

Work Session Items:

- 1. File # 296.15.SK: A sketch plan review of the proposed Granite Street Station, 15-unit multi-family residential project located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite. Applicant: E2MH, LLC; represented by Architectural Innovators, Inc.**

Senior Planner Bill Gibson presented the staff report and noted dimensional changes in a few bedrooms, causing minor changes to the outside of the building.

The Applicant gave a brief presentation of the changes in the sketch plan including the elimination of a few bedrooms on the second residential level, which reduced the bulk plane encroachments. Porches were created, the rear of the building included more variations, and tandem parking was added. The Applicant noted they did the best with the space possible including moving patios to guarantee views.

Commissioner clarifications for the Applicant included dimensions in affordable units, patio space, and assigned tandem parking. There were a few concerns regarding the affordable units' amenities, space, and parking. Clarification on proposed materials to be used was requested and the bulk plane encroachments still remained a concern. The overall design of the project was generally favored.

Commissioner comments included noting that the alley side was improved but could still use updating, preference on avoiding shadows on the sidewalk due to building height, comments on window placements, and shed roof concerns. Commissioners also recommended the Applicant provide a 3D model with the development application submission to demonstrate the bulk plane encroachments to clear up any confusion.

2. File # 300.15.SK: A sketch plan review of a proposed detached garage with an upper story accessory housing unit located at 310C Creekside Drive/ Lot 3C, Provost Townhouses. Applicant: Susanne Johnston, represented by Patrick Heise

Community Planner Emily Wood presented the staff report and outlined RH Zoning specifications and the differences between the sketch plan previously reviewed by the Commissioners on October 1, 2015, and this submission.

Commissioner questions for staff included clarification on monitoring rental rates and deed restrictions, type of unit the Applicant could apply to build, and setback lines.

The Applicant presented, noting that the unit would be 735 square feet above a two car garage that is intended for local workers as it would be deed restricted.

One public comment was made on drainage issues.

The Commission discussed roof drainage onto the property, easements for access to the property, and the style of the unit. There was overall strong support for the project.

Staff and Commissioner Updates

1. The new Community Development Director, Joyce Allgaier, was introduced.
2. Senior Planner Bill Gibson gave an overview of the Town Council meeting, held October 13, 2015, in which a previous application denied by the Planning Commission, File # 197.15.DA, Keiner Provost Townhomes, was overturned by the Town Council. The Council found the rule on which the Commission denied the application vague and voted 4 to 1 to approve the Development Application. Some Council members had noted that the proposed building modification did not fill the entire volume of bulk plane due to the patio and other height variations. The Commissioners expressed discontent on how the process of appeal works in that the Town Council was not fully briefed on the application nor were given the reasoning behind the initial denial.
3. Planning Commission will be held November 19, 2015.
4. Summit County is creating a master plan for updating the Transit Center and if construction is planned, the Planning Commission will be reviewing it.
5. The Planning Division is moving forward in changing aspects of the Town Code. There will be two phases in this update; taking the reorganized code to the Town Council's work session on November 10, 2015, and then holding a public hearing early 2016.

Adjournment

There being no further business, the meeting adjourned at 6:14 p.m.

Respectfully Submitted,

Sarah Hoffman
Community Development Department