



RECORD OF PROCEEDINGS

MINUTES
Regular Meeting of the
Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, November 19, 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
Melissa Sherburne

Minutes: Approval of the October 15 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 # 336.15.SK: A sketch plan review of the proposed Holiday Center building remodel project including the addition of six (6) residential units located at 1121 Dillon Dam Road/Lot 2, Holiday Tracts Subdivision. Applicant: Frisco Holiday Center, LLC represented by O'Bryan Partnership Architects

Senior Planner Bill Gibson presented the sketch plan application in Community Planner Emily Wood's absence. He noted that the first sketch plan previously submitted to the Commission had changed with the second application in that the wedding venue was eliminated and the addition of a third level was proposed.

The applicant presented, noting the changes in the new sketch plan including the addition of residential units on the existing second and proposed third floor with commercial units on the first floor (including plans for a coffee or donut shop and sports-themed retail). The metal features on the siding were darkened and included greenery on the third level between units and building skin it to mirror the Holiday Inn.

Commissioner comments included clarifications on the material of the building, door placements, and storage and parking options. Additional remarks included concerns with the colors and materials of the building that would make it appear more massive, evoking a boat-like or warehouse appearance, placement of signs, visibility of commercial retail space, questions on the intent of who would occupy the residential units, and general favor of the improvement of the building.

Public hearing items

1. File # 293.15.SD: A preliminary plat request for an amendment to the Royal Alpine Subdivision plat to remove the plat restrictions for a twenty-five (25) foot front setback and an eight (8) unit maximum allowable density as noted on the Creekside Estates Filing 1 plat, located at 170 Wichita Avenue, 1A & B Alpine Drive, 3A & B Drive, and 5A & B Alpine Drive/Lots 8-A, 8-B, 8-C, and 8-D, Royal Alpine Subdivision. Applicant: Dan McCrerey, Royal Alpine LLC

Senior Planner Bill Gibson presented the staff report, noting the admission of emails of public comments received just before the meeting. He provided a history of the property and the discrepancies between the former plat notes and the current RH District standards. The applicant was asking that the plat be amended to meet current zoning code allowances.

Commissioner comments primarily centered around clarifying the Planning Commission's role and the legality in deciding to update the plat. Mr. Gibson clarified that staff had brought this issue before the Commission as the Applicant's request aligns most closely to a typical plat approval process and had wanted to take a more conservative approach to avoid any future issues. Joyce Allgaier, Community Development Director, further clarified confusion by noting that the Applicant was asking to eliminate the self-restriction placed in previous years in order to be allowed to build up to the 16 units as the current Town Code allows. It was further noted that the Town Attorney's interpretation was that neither the Commission nor the Council can impose setback or density limitations that are greater than those required by the Zoning Code.

Public comments

Public comments included questions on zoning at both the time of the self-restriction and present day, as well as clarifying the possibilities of future unit development.

Staff and Commissioner Updates

- The Town is holding a holiday party and the Commissioners are invited to attend
- Staff noted that at the Council's last meeting they brought forward a revised Code proposal for the January work session and hoped for an adoption sometime in February. Substantive changes to the Code and its format are proposed to be enacted in 2016; further details forthcoming.
- Staff doesn't anticipate a meeting to be held on January 3rd.

Adjournment

There being no further business, the meeting adjourned at 6:26 p.m.

Respectfully Submitted,
Sarah Hoffman
Community Development Department