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**RECORD OF PROCEEDINGS  
MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO  
JANUARY 8, 2015**

Planning Commission Vice Chair Sherburne called the meeting to order at 5:00 p.m. Roll was called.

**Present:** Andy Stabile  
Brian Birenbach  
Deborah Shaner  
Larrie Mackie  
Melissa Sherburne

**Absent:** Craig Peterson  
Donna Skupien

**Minutes:** The October 16, 2014 Planning Commission meeting minutes were approved.

**Public Comment:**

There was no public comment.

**Commissioner Comments:**

There was no Commissioner comment.

**Work Session Items:**

1. **Planning File No. 286-14-SK:** a sketch plan review of a proposed Natural Grocers grocery store, and associated modifications to the previously approved Frisco Retail project, located at 970 and 980 North Ten Mile Drive/Lots R2 & R3, Block 1, Lakepoint at Frisco.

Applicants: Leadership Circle Real Estate Development and NAVA Real Estate Development

Staff gave the Commission a brief overview of the modifications to the previously approved development application and notified the Commissioners of public comments received via email.

Applicants Brian Levitt with NAVA Real Estate and Jim Larson with Gensler presented to the Commission. They showed the proposed changes to the lot, as well as, proposed changes to the site and addressed questions concerning the building area.

Applicant David Grooms with Vega Architecture presented the new building design to the Commission and explained the new architectural design.

The Commission had questions and concerns about the look of the Natural Grocers building from Ten Mile Drive, about how the new architecture will fit with that of the other buildings, the building height, the number of visible entrances, traffic flow and access through the site, if the one way entrance from Summit Blvd will cause too much congestion in the parking areas, the size of the parking areas, if semi-trucks will have enough access room for deliveries, will waste management companies have enough access for trash removal and the landscaping plan.

The Commission generally liked the proposed changes but felt the overall layout of the lot has lost its pedestrian friendly feel. The Commission recommended that the applicants move forward with their development application and requested that the applicants have detailed 3D drawings of the building on the site, as well as to show the landscaping.

**Public Hearing Items:**

None

**Public Comments:**

1. Jan Goodwin from Silverthorne CO, Jan has concerns that just a few miles away there is another Natural Grocers store. Jan questions, does the Town of Frisco really need another grocery store or another Starbucks?
2. Mary Yates, Unit B3 Drake Landing, Frisco CO, Mary has concerns about the parking and drive thru traffic. She would also like to see more Evergreen trees on the East & South sides of the building to provide visual relief.
3. Michelle Bossert, Produce Manager with Natural Grocer, Michelle touched on how delivery hours are from 7a.m.-9a.m. and that the stores only receive one semi-truck delivery per week. Michelle emphasized the fact that Natural Grocers experiences limited, to no, truck traffic.
4. Justin Nearpass Pollack, business owner, Frisco CO, Justin is excited about a Natural Grocers store coming to Frisco.
5. Staff would like for the applicants to try and keep all the public spaces to look similar.

**Staff and Commissioner Updates:**

1. There will be another application for a modification, to a previously approved development application, at the next meeting.
2. Elections for the Chair & Vice Chair positions will take place at the next meeting.

Adjourn:

There being no further business, the meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Ryan Clift  
Community Development Department