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**RECORD OF PROCEEDINGS  
MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO  
FEBRUARY 5, 2015**

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

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

**Absent:**

**Minutes:** The January 15, 2015, Planning Commission meeting minutes were approved.

**Public Comment:**

There was no public comment.

**Commissioner Comments:**

There was no Commissioner comment.

**Work Session Items:**

None

**Public Hearing Items:**

1. Planning File **#287-14-SD & #297-14-MDA**: a preliminary plat application and a request for modifications to an approved development application for the Frisco Retail commercial project, located at 970 and 980 North Ten Mile Drive/Lots R2 & R3, Block 1, Lakepoint at Frisco. Applicant: NAVA Real Estate Development

Staff gave the Commission a brief overview of the proposed modifications to the previously approved development application.

Applicant Brian Levitt with NAVA Real Estate, presented to the Commission, he showed the proposed changes to buildings and the various updates to the site plan.

Jonas Philipsen with Gensler, went in to more detail on building one, he showed the commissioners before and after renderings of the buildings and explained their reasoning for the proposed changes.

Mark Luna with Martin & Martin, presented the changes made to the North Summit Boulevard entrance. He spoke specifically about moving the entrance further to the north, in order to make the drive aisle better aligned with the parking lot.

The Commissioners had questions pertaining to the traffic flow throughout the site, the amount of available parking, the possibility of using landscaping to better direct traffic and the different locations for the monument signs. The Commissioners also had some concerns about the amount of landscaping on the north side and south side, the amount of outdoor seating and the brightness of the hanging lights over the pedestrian walkways.

Generally the Commissioners liked the proposed changes to Buildings 1 & 2, and are in favor of moving the North Summit Boulevard entrance further north. The Commissioners feel that the materials and colors for building one are fantastic and that it will fit in well with the other building designs. The Commissioners are also happy with the time spent addressing the North Summit Boulevard entrance issues.

**Public Comments:**

1. Linda Robinson, Ten Mile Drive: Linda is concerned about how busy the Ten Mile Drive/Lake Point intersection already is today and how it could get busier once the new development is completed.
2. Todd Kercher, Drake Landing: Todd is concerned that there is only one exit onto Ten Mile Drive and that it is already a busy intersection. Todd is in favor of the development to move forward with construction, but has further concerns about the building height, layout, and the amount of traffic the Natural Grocers will bring to the area.
3. Laura Snow, Drake Landing: Laura had questions about the loading dock, dumpster locations, semi-truck accessibility and water drainage. She is also concerned about school busses that let kids off at the Ten Mil Drive/Lake Point intersection.
4. Mary Yates, Drake Landing: Mary shares the concerns of her neighbors about the intersection being busy. Mary would also like to see less deciduous trees and more evergreen trees in the applicant's landscape plan.

**MOTION:**

COMMISSIONER MACKIE MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE FEBRUARY 5, 2015, STAFF REPORT BE MADE AND THAT THE RECOMMENDED ACTION SET FORTH THEREIN BE TAKEN AND THAT THE PLANNING COMMISSION APPROVES THE PRELIMINARY PLAT AND REQUEST FOR MODIFICATIONS TO AN APPROVED DEVELOPMENT APPLICATION FOR THE FRISCO RETAIL COMMERCIAL PROJECT, LOCATED AT 970 AND 980 NORTH TEN MILE DRIVE/LOTS R2 & R3, BLOCK 1, LAKEPOINT AT FRISCO.

<b>MACKIE</b>	<b>YEA</b>	<b>PETERSON</b>	<b>NAY</b>
<b>STABIL</b>	<b>YEA</b>	<b>SHANER</b>	<b>YEA</b>
<b>SHERBURNE</b>	<b>YEA</b>	<b>SKUPIEN</b>	<b>NAY</b>
<b>BIRENBACH</b>	<b>YEA</b>		

***VOTE: 5-2***

***MOTION CARRIED.***

**Staff and Commissioner Updates:**

1. Elections for the 2015 Chair & Vice Chair positions will take place at the next meeting.
2. Commissioners were notified about the possible Frisco Station remodel and were shown the conceptual drawings.

Adjourn:

There being no further business, the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Ryan Clift  
Community Development Department