
**RECORD OF PROCEEDINGS
MINUTES OF THE REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF FRISCO
MARCH 19, 2015**

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

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

Absent: Brian Birenbach

Minutes: The February 19, 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 021-15-DA: a development application for the Specialty Retailer commercial project (i.e. Natural Grocers), located at 970 & 980 North Ten Mile Drive/Lots R2 & R3, Block 1, Lakepoint at Frisco. Applicant: Leadership Circle, LLC

Senior Planner Bill Gibson notified the commissioners of the public comment received.

Doug Poppe from Vega Architecture presented to the Commission. Mr. Poppe described the proposed materials for the building, building facades and roof elements, site amenities, the interior layout of the demo kitchen, food waste for the store and how frequent the loading dock is used.

Public Comments:

1. Laura Stone and Teresa Smith, Drake Landing Condominiums: Voiced concerns that the specialty retailer's plans do not meet the requirements of the Summit Boulevard Corridor Overlay District. They were concerned about the proposed loading dock and dumpster enclosure on the east side of the building.

The Commissioners had questions about and discussed the proposed roof material, design of the front entrance, store operation food waste, signage, the design of the building elevations, exterior materials and paint colors, parking, outdoor seating, loading dock and dumpster areas, screening of the mechanical equipment and landscaping.

Commissioner Mackie moved that the Planning Commission approves the proposed development application for the Specialty Retailer commercial project. Commissioner Shaner seconded the motion.

		VOTE: 4-2	
MACKIE	NAY	PETERSON	NAY
STABILE	YEA	SHANER	YEA
SHERBURNE	YEA	SKUPIEN	YEA

MOTION CARRIED.

2. Planning File 036-15-MDA: a request for modifications to an approved development application for the Wellness Building commercial project, located at 226 Lusher Court/Lot 2A, Summit Stage Transit Center. Applicant: Wellness Building, LLC

Commissioner Sherburne recused herself from the proceedings due to a conflict of interest, since she works for the applicant.

David O'Neil and Michael Gardner presented to the Commission.

The Commissioners had questions about the amount of glass proposed for the building, the outside staircases, if the court yard would be heated and the amount of tenant space the anchor tenant will occupy.

Commissioner Shaner moved that the Planning Commission approves of the proposed request for modifications to an approved development application for the Wellness Building commercial project. Commissioner Stabile seconded the motion.

		VOTE: 5-0	
MACKIE	YEA	PETERSON	YEA
STABILE	YEA	SHANER	YEA
SKUPIEN	YEA		

MOTION CARRIED.

Staff and Commissioner Updates:

Zoning Code Update Project

Adjourn:

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Ryan Clift
Community Development Department