



RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Virtual Meeting (<https://global.gotomeeting.com/install/898721333>)
Thursday, August 20, 2020 at 5:00 P.M.

Call to Order: Kelsey Withrow, Chair, opened the meeting.

Roll Call: Robert Franken, Patrick Gleason, Lina Lesmes, Donna Skupien, Andy Stabile, Ira Tane, Kelsey Withrow
Absent: Donna Skupien

Minutes: The August 6, 2020 Planning Commission meeting minutes were approved unanimously.

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

Agenda Items:

1. **Planning File No. 116-20-MAJ:** A review of the sketch plan step of the Major Site Plan Application for a proposed multi-family townhome project, located at 116 Galena Street / Lots 20-21, Block 2, King Solomon Subdivision #1. Applicant: Abby Ploen, PloenHaus representing MACATR LLC

Commissioner Franken addressed the Commission with a disclosure that the property being discussed is located directly behind his property but this will not affect his judgement on this project. Community Planner, Katie Kent, presented the staff report to the Commission.

Commission questions for staff included:

- Commissioners questioned whether they could require that the drawings be updated to show the current neighboring buildings. Staff stated the Applicant must provide updated existing conditions for adjacent properties shown with their full application submittal.
- Commission questioned whether there was a density bonus. Staff responded no density bonus is proposed.
- Commissioners asked for clarification on hatching on landscaping plan. Staff responded.

Architect, Abby Ploen, Ploenhaus, reviewed the sketch plan application stating there is no bulk plane relief being requested. Applicant will update the properties and also add a legend for the hatching.

Commission questions for the Applicant included:

- Commissioners asked if Applicant would be able to provide a view of the west lot and the beginning of the adjacent lot to show what these properties would look like together. Ms. Ploen responded that she can do a perspective as far as the model is concerned.
- The Commission and Applicant discussed the location of the proposed development in relation to the streets.
- The Commission was concerned about the landings to the front door looking very small. Applicant responded that these are 4' landings and they have been updated since the sketch plan drawing.
- Commissioners questioned the room labeled as a "study" in Unit 2. Ms. Ploen responded that there was an option for either 4 bedrooms or 3 bedrooms with a study and noted the study had been counted as bedroom for parking requirements.
- The Commission and Applicant discussed proposed window locations and fireplace venting.
- Commissioners asked about the drainage for the rooftop decks. Applicant responded that the decks drain to a gutter, shoveling of snow is put over the side or kept on the decks. Commission asked staff if they could ask that the Applicant to show the snow storage. Staff responded that the Commission could ask but it is not a code requirement. Ms. Ploen responded that she will delineate it for the Commission.
- Commissioners asked if units were short term rental, long term, or a mixture? Concern being that the decks don't get shoveled if they are short term rentals. Applicant stated that the units will be sold with no certainty what the purchasers will do. The Commission asked if the Applicant would consider heating the decks rather than letting the snow accumulate? The Applicant responded that she is not sure but will look into what that entails.

Public comments:

- There were no public comments.

Commissioner Discussions:

- Commissioners agreed that the alignment of the building was important and it would be best to create a logical streetscape. Commissioners agreed they wanted to see parking turning radiuses.
- Commissioners liked the architecture, large windows, no bulk encroachments and would be interested in reducing the amount of driveway facing the street. Deck elements are attractive but suggested the architect tone down the design as it appears busy.
- The Commission noted that the project should complement the adjacent properties but should not be copying the design.
- Commissioners discussed whether the development could be flipped, with the big driveway in the back. The building could then be moved closer to Galena Street. What Galena Street looks like is most important to the Commissioners.
- Commissioners would like to see a bear-locking dumpster on the plan to be more effective for a multi-family project.
- Commissioners again expressed their concern over drainage, wanting to see where snow is going from the roof shed and rooftop decks that would protect those walking under the eaves.
- Commissioners would like to see colored elevations with the full submittal.
- Commissioners discussed that they thought Galena Street needs to be protected with a forward-thinking plan for these developments.

Katie Kent noted that the UDC has a specific requirement for structures on Galena Street and for the first twenty feet in from the property line, height is limited to a maximum of twenty-five foot with a pitched roof.

Staff and Commissioner Updates:

- Discussion of possible bear proof dumpster being code requirement as part of the sustainability requirements.
- Bill Gibson provided an update on the Conditional Use Permit enforcement related to Thrift & Treasure.
- Don Reimer informed the Commission that Planning Commission meetings will continue to be online until Town Council goes back into live meetings. Live meetings are not expected before November.

Adjournment:

There being no further business, Commissioner Stabile made a motion to adjourn, seconded by Commissioner Franken and was unanimous. The meeting adjourned at 6:05 p.m.

Respectfully submitted,

Cheryl Mattka
Community Development Department