

**TOWN OF WINTER PARK  
PLANNING COMMISSION  
Tuesday, July 8, 2014**

**Minutes**

- I. The meeting was called to order at 8:00 am.
- II. Roll Call indicated present: Dick Norman, Brad Holzwarth, Jonathan Larson, and Cliff Anderson.
- III. Commissioner Larson moved, and Commissioner Holzwarth seconded a motion to approve the minutes of June 24, 2014. Motion carried: 4-0.
- IV. NEW BUSINESS:

- A. Single-Family Design Review – 263 Lakota Park Drive, Lot 89, Lakota Park Development

Planning Technician Evans presented the staff report.

Two story single family home that encompasses approximately 2,800 square feet of finishable floor area including a two-car garage. The structure has been approved by the Lakota East HOA Design Review Committee.

The DRC reviewed the single-family design and site plan on July 1, 2014 and recommended approval with the conditions outlined in the staff recommendation.

Staff recommended the Planning Commission approve the single-family design and site plan for Lot 89, Lakota Park Subdivision with the following conditions:

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Required Permits:

- ✓ Building Permit
- ✓ Single Family / Duplex Deposit Agreement

Stu Huster was present to answer questions from the Commission. He stated this was the first spec home to be built.

Discussion was held.

Commissioner Holzwarth moved and Commissioner Anderson seconded to approve the design review for 263 Lakota Park Drive. Motion carried: 4-0.

B. Single-Family Design Review – 120 Leland Creek Circle, Lot 50, Dessel

Planning Technician Evans presented the staff report.

Two story single family home that encompasses approximately 2,779 square feet of finishable floor area including a two-car garage. The structure has been approved by the Leland Creek HOA Design Review Committee.

The DRC reviewed the single-family design and site plan on July 1, 2014 and recommended approval with the conditions outlined in the staff recommendation.

Staff recommended the Planning Commission approve the single-family design and site plan for Lot 50, Leland Creek Subdivision with the following conditions:

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Required Permits:

- ✓ Building Permit

No one was present to represent the owners.

Discussion was held.

Commissioner Anderson moved and Commissioner Larson seconded to approve the design review for 120 Leland Creek Way. Motion carried: 4-0.

C. Single-Family Design Review – 658 Forest Trail, Lot 28, Van Hoesen

Planning Technician Evans presented the staff report.

Two story single family home that encompasses approximately 3,487 square feet of finishable floor area including a two-car garage. The structure has been approved by the Alpine Timbers HOA Design Review Committee.

The DRC reviewed the single-family design and site plan on July 1, 2014 but had concerns about the usage of the utility easement for the retaining wall and a portion of the eaves; this has been addressed in the conditions. The DRC recommended approval with the conditions outlined in the staff recommendation.

Staff recommended the Planning Commission approve the single-family design and site plan for Lot 28, Alpine Timbers Subdivision with the following conditions:

- The owner needs to provide a letter to the Town Planner stating they are aware that the wall and eaves are located in a utility easement and could be damaged or destroyed (without restoration) by a utility company if they exercise their right to utilize the easement.
- Prior to building permit issuance, the applicant shall provide a cut-sheet verifying the exterior lighting is dark sky compliant.
- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Required Permits:

- ✓ Building Permit
- ✓ Driveway Permit
- ✓ Single Family / Duplex Deposit Agreement

Owner Derek Van Hoesen was present to answer questions from the Commission.

Discussion was held.

Commissioner Larson moved and Commissioner Anderson seconded to approve the design review for 658 Forest Trail. Motion carried: 4-0.

Upon a previously adopted motion, the meeting was adjourned at 8:15 a.m.