

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, August 12, 2014**

Minutes

- I. The meeting was called to order at 8:00 am.
- II. Roll Call indicated present: Dick Norman, Brad Holzwarth, Jonathan Larson, Doug Robbins, and Cliff Anderson.
- III. Commissioner Larson moved, and Commissioner Robins seconded a motion to approve the minutes of July 22, 2014. Motion carried: 5-0.
- IV. NEW BUSINESS:
 - A. Commercial Design Review – Smoke House

Planner Shockey presented the staff report.

The Smoke House received a grant from the Town to improve the building. The proposed improvements include removing the existing roof screen and mechanical equipment if no longer in use and modify as needed to work with the new roof detail. This is to help with improving the building street appeal to create a building image that takes the Pizza Hut look away from the property. A condition of the grant was that the applicant must receive approval of the design by the Committee prior to starting construction.

The roof will be composed of windows, new siding with post and beam details will be added to change the buildings look and to conceal the roof mounted mechanical equipment from the street view. The roof will be composed of windows, new siding with post and beam details and a roof covering of corrugated metal. A screen fence will be added to the back of the building to conceal all out structure and equipment for the building. A new trash enclosure for dumpster is included.

The DRC reviewed the commercial design and site plan on August 5, 2014 and recommended approval with the condition outlined in the staff recommendation.

Staff recommended the Planning Commission approve the commercial design and site plan the Smokehouse with the following condition:

- Prior to building permit issuance, the applicant shall provide a cut-sheet verifying the exterior lighting is dark sky compliant.

Required Permits:

- ✓ Building Permit

David Dressen, Snow Mountain Builders was present to answer questions from the Commission. He had a few comments: The flowers and patio that are presented in the picture

are for next year. The top of the building will have black out windows that will house the heating and air conditioning.

Discussion was held.

Commissioner Holzwarth moved and Commissioner Anderson seconded to approve the commercial design review for the Smokehouse. Motion carried: 5-0.

B. Site Specific Development Plan Public Hearing – Eagle Wind – Request to Table

Planner Shockey presented his comments.

Commissioner Holzwarth moved and Commissioner Anderson seconded to table the motion until final plat is submitted. Motion carried: 5-0.

V. STAFF UPDATE

- APA Colorado Conference
- Preserve
- Trailhead Lodges.
- Adolph's
- Commercial Enhancement Grant, there will be no fall cycle this year.

Upon a previously adopted motion, the meeting was adjourned at 8:10 a.m.