



RECORD OF PROCEEDINGS

Meeting of the Planning Commission for the Town of Frisco
Virtual Meeting (<https://global.gotomeeting.com/install/898721333>)
Thursday, August 6, 2020 at 5:00 P.M.

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

Roll Call: Robert Franken, Patrick Gleason, Donna Skupien, Andy Stabile, Ira Tane, Kelsey Withrow
Lina Lesmes joined the meeting via teleconference, then via videoconference at 5:22 p.m.

Minutes: The July 16, 2020 Planning Commission meeting minutes were approved unanimously.

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

Agenda Items:

1. **Planning File No. 011-20-MAJ:** A review of the Major Site Plan Application for a proposed multi-family townhome project, located at 317 Granite Street / Lots 21-24, Block 9, Frisco Townsite. Applicant: Abby Ploen, PloenHaus representing E2MH LLC

Community Planner, Katie Kent, noted that one public comment was received from Jason Lederer on August 5, 2020 and it was emailed to the Commissioners and posted on the Town website. Kent presented the staff report to the Commission.

Commission questions for staff included:

- Commissioners had concern over parking, specifically construction parking on the streets with the Main Street Promenade in place as well as whether any parking will be lost. Staff responded that Public Works will ensure the construction management plan addresses this at time of building permit submittal.
- Height restrictions were discussed including the interpretation of the third-floor setback.
- Commissioners questioned existing and future sidewalks. Staff commented that sidewalk details will be worked out with Public Works prior to completion of the project.
- Bulkplane encroachments were discussed.
- The Commission discussed the size and layout of study rooms, in particular Unit 4.

Commissioner Withrow introduced the Applicant, Abby Ploen, Architect with Ploenhaus. Ms. Ploen referenced changes made since sketch plan at the Commissioners request including:

- Sidewalk connections
- Building materials adjacent to transformer
- Bulkplane encroachments were reduced down to the two presented today; the chimney and the deck glass railing

- In response to the Commission’s questions, Ms. Ploen commented:
 - Unit 5 has a turret to anchor the corner and to match what is already built across the street, stating that it adds architectural value.
 - Concern over the third floor stepback. Ms. Ploen explained the Building Code definition of a floor noting that in the building area being questioned, it is two-story.
 - Applicant will move forward and submit the building permit once Planning Commission approves the project.
 - Construction vehicles will not be an issue as Pete Campbell of Campbell Construction will ensure the construction management plan meets Public Works’ approval.
 - Concerning snow storage, if it is a heavy snow year, the HOA would have to take care of its removal off-site.
 - Bollards will be added around the electrical transformer.
 - Unit 4 study is larger due to layout and inability to move stairs. It is labeled as a study but can be a dining room; it is a transitional space with dimensions of 9’6” x14’.

Commission questions for applicant included:

- Commissioners and Ms. Ploen discussed the bulkplane encroachments. Ms. Ploen noted that the Unit 5 glass railing comes out 3’ into the bulkplane and a glass railing is proposed as it lessens the bulk of the property from the pedestrian side and provides the owner unrestricted views. If the bulk plane encroachment was not allowed for the glass railing, the project would lose that deck.
- Describe the nature of the stone wall structure? Applicant responded: smear mortar and a real stone applied as a veneer.
- Commissioners questioned if the garage doors were wood or metal? Applicant responded that they would like them to be a mixture of both but most likely a wood or fiberglass that looks like wood for fading reasons.
- Commissioners asked what was the chimney’s prevailing architectural value. Ms. Ploen responded that there was a need for more architectural depth rather than two boxes sitting out there.
- Commissioners asked why the North elevation looks like the building exceeds the maximum height. Applicant responded that it is the 2-D elevations showing Units 5 and 6 on Granite Street which is not too high but looks that way because of the slopes on the property. No portion of this building is above the height regulations.
- Commissioners asked if the deed restricted units will be following the new covenant. Staff responded yes with a 100% AMI cap.
- Commissioners requested to view the elevations of the existing structure across Fourth Avenue.

Public comments:

- There were no public comments.

Commissioner Discussions:

- Commissioners appreciate that the sketch plan comments were thoughtfully addressed. The revised plans are improved from what was presented before, and much to the benefit of the community. Commissioners commented that the project will enhance the central core.
- Stone veneer is a nice change.
- Sidewalks are a great addition.
- It is nice having deed restricted units, including 2-bedroom units.
- Extra snow storage/removal would be the HOA’s responsibility.
- Tandem parking is okay as the requirement is being met.

- Commissioners agreed that the studio spaces were satisfactory.
- Bulkplane remains an issue for some Commissioners. In neighborhood context, the tower on the corner makes sense. Commissioners agreed the glass rail is out of context with the building and looks like it is there to appease the bulkplane encroachment. Concerns were raised about how the glass railings will look over time if not maintained, in addition to the impacts of glare from the glass. Commissioners agreed they wanted to see all glass railings replaced with the design used on the rest of building decks.

Ms. Ploen interjected that glass railings can be changed to the other railing design if that is agreeable.

WITH RESPECT TO FILE NO. 011-20-MAJ, COMMISSIONER STABILE MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE AUGUST 6, 2020 STAFF REPORT BE MADE AND THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THE MAJOR SITE PLAN APPLICATION FOR A PROPOSED MULTI-FAMILY TOWNHOME PROJECT, LOCATED AT 317 GRANITE STREET / LOTS 21-24, BLOCK 9, FRISCO TOWNSITE. MOTION SECONDED BY COMMISSIONER LESMES.

Vote:

FRANKEN	NO
GLEASON	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
TANE	YEA
WITHROW	YEA

MOTION CARRIED

1. **Planning File No. 113-20-CU:** A Conditional Use Application for a “Health, Recreation and Exercise Establishment” within the Crossroads PUD/Mixed-Use (MU) Zoning District, located at 710 N. Summit Boulevard/Unit 101, Building C, Crossroads Condominiums. Applicant: Christie Charleston

Community Planner, Katie Kent, noted additional documents that were emailed to the Planning Commission and posted on the Town website after the staff report was written. These include one public comment from Kenneth May dated August 2, 2020, a response from applicant dated August 3, 2020 and a Planning staff email dated August 4, 2020. Kent presented the staff report to the Commission.

Commission questions for staff included:

- Was there another gym within this development site? Staff responded not currently but there was an aerobic studio in a different unit in 2008.
- If the Commission approves this conditional use, then the use is approved in this building or in this location in perpetuity? Staff replied that the recommendations in the staff report are to allow the use in perpetuity for this unit. Commissioners agreed that case-by-case is appropriate and they did not want it to be in perpetuity for the unit.
- Commissioners asked if there was a living unit above this location. Staff responded that the Applicant can address.

Commissioner Withrow introduced Applicant Christie Charleston. Ms. Charleston stated that a new personal training studio would be a good fit in this plaza because it diversifies the commercial activities in this location

and is compatible in character with the other current health promoting businesses on the site. Ms. Charleston noted that there is no living unit above this location.

Commission questions for applicant included:

- Is this like the Snap training? Applicant responded that it is not and explained that this would be by appointment only, working with a trainer. The only machines are squat, rack, and a few cardio machines. Everything else is more functional training. No more than 10 people in a group class; otherwise, they come by appointment only. The payment system is by packages, for example, 5-pack of classes or 10-pack of classes.

Public comments:

- There were no public comments.

Commissioner Discussions:

- Commissioners agreed that this would be a great addition to a previously underutilized space and would compliment existing businesses.
- Commissioners discussed the perpetuity of conditional use. Commissioners suggested that conditional use approvals be limited to applicant only and clarified any change in the business name comes before the Commission.

WITH RESPECT TO FILE NO. 113-20-CU, COMMISSIONER LESMES MOVED THAT THE RECOMMENDED FINDINGS SET FORTH IN THE AUGUST 6, 2020 STAFF REPORT BE MADE AND THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF A CONDITIONAL USE APPLICATION FOR A “HEALTH, RECREATION AND EXERCISE ESTABLISHMENT” WITHIN THE CROSSROADS PUD/MISED-USE (MU) ZONING DISTRICT, LOCATED AT 710 N. SUMMIT BOULEVARD/UNIT 101, BUILDING C, CROSSROADS CONDOMINIUMS WITH THE FOLLOWING CONDITIONS:

1. THIS CONDITIONAL USE ONLY APPLIES TO THE BUSINESS “SUMMIT SWEAT SOCIETY”.
2. ANY OUTDOOR BUSINESS ACTIVITIES OR OPERATIONS ASSOCIATED WITH THIS HEALTH, RECREATION, AND EXERCISE ESTABLISHMENT MUST COMPLY WITH THE PROVISIONS AND STANDARDS OF SECTION 180-5.2.4, OUTDOOR COMMERCIAL ESTABLISHMENTS, OF THE FRISCO UNIFIED DEVELOPMENT CODE.

MOTION SECONDED BY COMMISSIONER GLEASON.

Vote:

FRANKEN	YEA
GLEASON	YEA
LESMES	YEA
SKUPIEN	YEA
STABILE	YEA
TANE	YEA
WITHROW	YEA

MOTION CARRIED

Staff and Commissioner Updates:

- Town Council extended Main Street Promenade through September 7th and potentially longer. They are looking at identifying an end date for the promenade and options for wintertime. Please pass along any ideas.

- Commissioners requested an update on Library Lofts. Community Development Director, Don Reimer replied they have had the building permit extended which, in effect, extends the Planning approval.
- Commissioners requested an update on the CDOT lot. Community Development Director, Don Reimer replied they are awaiting CDOT to sign the MOU.
- Commissioners requested Staff consider scheduling a work session to discuss:
 - o the concept of the bulkplane
 - o bonus units and how to get more workforce housing

Adjournment:

There being no further business, Commissioner Franken made a motion to adjourn, seconded by Commissioner Stabile and was unanimous. The meeting adjourned at 7:19 p.m.

Respectfully submitted,

Cheryl Mattka
Community Development Department