

## PLANNING COMMISSION MEETING

The meeting was called to order at 6:00 pm by Chair Schroder.

### ROLL CALL

Mike Giller                      Christie Leidal                      Ron Schuman  
Jim Lamb                         Steve Gerard                         Dan Schroder  
Gretchen Dudney was absent.

### APPROVAL OF MINUTES

Mr. Giller: On page 4, please change “the combination of material and its cumulative effect” to “the combination of materials (masonry, fenestration pattern and open cornice) and its cumulative effect”

With no other changes, the January 17, 2017, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

With no changes, the February 7, 2017, Planning Commission Agenda was approved.

### CONSENT CALENDAR:

1) Lincoln Park Minor Master Plan Modification (JP) PL-2016-0617, TBD Bridge Street

#### *Commissioner Questions / Comments:*

Mr. Schuman: I like that we kept vehicle passage on Bridge Street. What Phase are we on for construction?  
(Courtney Kenady, Applicant: Finishing phase 1 and starting phase 2)

Mr. Schroder asked audience members if anyone would like to speak on this item. If so, the Planning Commission would call it off the consent calendar and conduct a hearing. With no audience members interested in speaking, Chair Schroder asked if any Commissioners were interested in a call-up.

With no requests for call up, the Consent Calendar was approved as presented.

### TOWN COUNCIL REPORT:

Ms. Puester presented. Council is moving forward with new water treatment plant which the Commission will see as a Town Project. Solid waste collection ordinance passed on first reading. Changes were made to accommodate haulers schedules. The Council also approved Recreation Center expansion. Mr. Grosshuesch: There was a comments from the school regarding concern about kids walking from the Breckenridge Elementary to the library. French Street is close by and has a sidewalk but kids tend to take the quickest route. Town Staff will look at options. Asked about an alternative location for snow sculpting. Denison Placer will also be moving forward to the Commission as a Town Project site plan modification on the 21<sup>st</sup>.

### COMBINED HEARINGS:

1) Main Street Station Crepe Trolley (MM) PL-2017-0009, 505 South Main Street

Mr. Mosher presented a proposal to utilize custom food vendor “Crepe Trolley” in the common area plaza of Main Street Station Grand Central Breckenridge Houses East and West.

Ms. Leidal: I have a client that may wish to do the same type of application and I may have a conflict with the review of this agenda item as it may relate to my future work with a client. Should I recuse myself? (Mr. Truckey: The decision to have you step down lies with the Planning Commission. You should discuss and vote.)

Mr. Lamb: Ms. Leidal would treat this in an unbiased manner.

Mr. Schuman: I agree. (Mr. Grosshuesch: You would have to directly profit from the discussion to recuse yourself.)

(It was agreed to have Ms. Leidal remain for the review of this proposal.)

Ms. Leidal: I will stay and be unbiased about the agenda item.

Staff has found that the proposal meets all absolute policies and has not been awarded any positive or negative points under the applicable relative policies. Staff is suggesting a passing score of zero (0) points.

This application was advertised as a Combined Preliminary and Final hearing. Staff felt the issues involved in this project are such that no useful purpose would be served by requiring two separate hearings. When reviewing this application, staff identified policies in the Development Code that could be applied to this unusual application. Staff also welcomed any additional comments and questions related to any applicable policies from the Planning Commission. Staff recommended approval of the Main Street Station Crepe Trolley, PL-2017-0009, with the presented Point Analysis showing a passing score of zero (0) points and the presented Findings and Conditions. Mr. Mosher noted there was one change to Condition 3: the correct expiration date would be February 14, 2020.

Mr. Schroder opened the hearing for public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Mr. Giller: Uses less than 10% density. Will there be more trolleys? (Mr. Mosher: I don't know of any proposals now but they would go through this same scrutiny for placement of another Food Bus.)

Mr. Gerard: Can the electrical line not run on the ground? (Mr. Terry Barbu, Applicant: The distance will be very short and it will not be on the ground. The connection from the power to the trolley occurs at the same height and is only about 1-foot long. There is no pedestrian circulation between the column and the Trolley.)

Mr. Schuman: What if a garage door breaks and you can't store it inside over night? (Mr. Jack Wolfe: There are two garage doors.)

Mr. Lamb: Is there an issue with propane tanks in the parking garage? (Mr. Mosher: No. Red White and Blue has reviewed this proposal with no concerns. Plus, the building is sprinklered.)

Mr. Schroder: What about during special events? (Ms. Puester: They would be going through the special events permitting rules.)

Ms. Leidal: Will there be additional trash receptacles? (Mr. Mosher: They will use existing receptacles and add more if needed.) (Mr. Wolfe, Owner rep for MSS Breck, LLC: The applicant will be responsible for maintaining the trash beyond what is normally accumulating as a result of the Trolley, The Trolley is intended to drive additional foot-traffic to the Main Street Station.) (Mr. Barbu: The cart is not a windfall, but it will bring people to the area for the benefit of all businesses. It will be fun to run and will share profit with my employees of my other restaurants. It will be open from 9:30am to 9:00pm. – maybe less in off-season)

Mr. Lamb: I like the idea; I have no issues and I like the location.

Mr. Schuman: I like the idea and location of the trolley.

Ms. Leidal: I support it.

Mr. Giller: I support it.

Mr. Gerard: I like having a second trolley in town. I support the project.

Mr. Schroder: It's a creative revitalization idea. No issues with codes. I support.

Mr. Schuman made a motion to approve the Main Street Station Crepe Trolley, PL-2017-0009, 505 South Main Street, with a passing point analysis of zero (0) points and the presented Findings and Conditions including the change of Condition 3 to state the expiration date as February 14, 2020. Mr. Gerard seconded, and the motion was carried unanimously (6-0).

**DEVELOPMENT CODE STEERING COMMITTEE UPDATE:**

Mr. Truckey presented. The loading policy (19A) was discussed. In the historic district there are often no loading areas provided and they load wherever they can (in alleys, on street). Talked about the underground loading in Vail and how it would be great to have this option in Breckenridge. Projects like the gondola lots or City Market redevelopment might be able to incorporate some good separate loading areas that might be worth awarding positive points. Change policy from an absolute to a relative policy.

(Mr. Schroder: Are we talking about loading docks for semi trucks?) Possibly, needs to be discussed further.

(Mr. Lamb: If you are redeveloping a large building they will have their own loading plan.)

We also discussed the Recreation Policy (20R) and providing public recreation vs. private. Want to focus on the fact that points are given under this policy only for public recreation. (Ms. Leidal: What about on site vs. off site? The policy seems to allow for either to qualify for points.) We will run that question by the steering committee.

We discussed Open Space policy 21R. The Steering Group has recommended that the Code clarify what constitutes open space (e.g., not hardscape) and that positive points for exceeding 30% open space is related to the gross square footage of a site.. Regarding Policy 22R Landscaping, the Group discussed including more of a focus on water conservation in the policy. The Group discussed minimizing sodded lawn areas and requiring drip irrigation systems. (Mr. Schroder: Any concerns about the new policy that residents can collect rain water now?) Staff noted the Group suggested a positive point might be considered for cisterns. (Mr. Schuman: I don't like limiting the amount of sod you can have.) (Mr. Giller: Do we limit the type of grass sod that can be used?) We will be considering that. There are certain types of grass (e.g., Summit grass) that are better acclimated to this area than Kentucky bluegrass and require much less water for irrigation.

**OTHER MATTERS:**

Mr. Schroder: Any other matters anyone would like to discuss? (Ms. Puester: We will make time to talk about the Saving Places Conference and I will send out information later this week on a workshop in Leadville about Certified Local Governments (CLG's).)

**ADJOURNMENT:**

The meeting was adjourned at 7:03pm.

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Dan Schroder, Chair