

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30pm by Chair Schroder.

ROLL CALL

| | | |
|--------------------------|-----------------|-------------|
| Christie Leidal (absent) | Jim Lamb | Ron Schuman |
| Mike Giller | Steve Gerard | |
| Dan Schroder | Gretchen Dudney | |

APPROVAL OF MINUTES

With no other changes, the May 16, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no other changes, the June 6, 2017, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- Lee Edwards, 103 N High St. – Will there be different topics each week? (Mr. Schroeder: No. It will only be historic district issues.) Some time ago, a ditch was placed in front of the front door at a Historic District residence to flow water away from the building. It was determined then by the state historical society that this was ok, yet it has been said recently that a new structure can't be raised. I would like the commission to be realistic about the roadway in front of historic structures.

CONSENT CALENDAR:

- 1) Village at Breckenridge Plaza 2017 Temporary Tents (CL) PL-2017-0158; 645 S Park Avenue.

The consent calendar was approved as presented.

TOWN COUNCIL REPORT:

Mr. Grossheusch presented:

- Corum is managing the Pinewood 1 and 2 projects and will also be property managers for Denison Commons. (Ms Dudney: Do the Denison Commons units qualify as work force housing?) Some do but students are also eligible.
- The ordinance for term limits for boards and commissions was passed on first reading. Planning Commissioners will be allowed a maximum of three full four-year terms. Past years will be counted but partial terms will not be counted.
- A resolution was adopted for TDR's on the Denison Commons project. The Town is stripping four units of density from the Carter Museum property to accommodate the density at Denison. Per the Joint Upper Blue Master Plan, for every four units of workforce housing built the Town must transfer one TDR.
- The Council held a work session with Breck Creative Arts regarding the Art in Public Places Master Plan proposed amendments. The Council was generally supportive of the Plan changes—the Planning Commission saw these a couple months ago. Council did ask that the potential for additional positive points for public art be removed from the Plan along with references to allowing points for placing art offsite.
- The Council wants to have a 20 year anniversary party for the open space program.

FINAL HEARINGS:

- 1) Broken Compass Brewery & Workforce Housing (CK) PL-2017-0051; 1910 & 1900 Airport Road

Mr. Kulick presented a final hearing on a proposal to build a 9,852 sq. ft. brewery with indoor seating, outdoor patio area, parking lot, solar array, and 4 deed restricted workforce townhome units with attached one car garages (6,360 sq. ft.) on 1.2725 acres.

Commissioner Questions / Comments:

Ms. Dudney: There is a typo on 5a. (Mr. Kulick – OK thank you. We will fix that.)

Mr. Giller: Will there be 2 CO's? One for residential and one for commercial? (Mr, Kulick - Yes, the workforce housing CO is required first because of the positive awarded.)

Mr. Schuman: Can we see the color renderings. (Mr. Kulick presented the color renderings.)

Ms. Dudney: Can you show us the west elevation please. (Mr. Kulick presented the west elevation.)

Mr. Rich Ciecuch, Design Builder, Presented:

I would like to show you the changes to the west elevation. You can see here there are more linear windows.

Mr Schroeder opened the hearing to public comment:

No Public Comments.

Questions to Commission:

- 1) Is the parking study agreeable?
- 2) Is the point analysis agreeable?
- 3) Snow storage

Ms. Dudney: I agree with the parking analysis. I agree with the point analysis and I think the snow storage is good.

Mr. Lamb: Parking analysis is agreeable and the points are agreeable. I am glad that drainage has been addressed appropriately.

Mr. Schuman: Agree with Parking study and the point analysis. The snow storage we'll know about when it starts snowing again.

Mr. Giller: I agree with the parking study. I agree with the point analysis and agree with the snow storage plan.

Mr. Gerard: Agree with parking. Agree with points but I am 50/50 on the snow storage.

Mr. Shroeder: I agree with the parking study and appreciate that it was done. I agree with the point analysis. I am ok on the snow. I also support the height analysis. I support the project as presented.

Ms. Dudney made a motion to approve. The motion was seconded by Mr. Lamb. The motion passed unanimously.

PRELIMINARY HEARINGS:

1) Ploss Residence (CK) PL-2017-0153; 305 N. French Street

Mr. Kulick presented a proposal to construct a new 4 bedroom, 4.5 bathroom single-family residence along North French Street, with a 1 bedroom, 2 bathroom bunkhouse, 2-car garage and separate 1-car garage along the Ridge Street Alley. An existing single-family home is planned for demolition prior to the construction of the proposed development.

Commissioner Questions / Comments:

Mr. Shroeder: How do we address the curb cut? (Mr. Kulick: If we are looking at the settlement perspective we don't want a big parking lot. However, it is an absolute policy reviewed by town engineers and needs to be adhered to. (Ms. Allen-Sabo: We will talk with Dale (Town Engineer) and we will make adjustments. It is a tough space and we will continue to work with Dale.) (Mr. Kulick: The way they broke up the garages and bunkhouse was encouraged by staff but the driveway design is not compliant.) (Ms. Puester: The project is over parked.)

- Ms. Dudney: The -3 points recommended under Design Standard 148, is this supper ceded by failing Priority Design Standards 95 and 96. (Mr. Kulick - It is largely it is supper ceded by Standards 95 and 96.)
- Mr. Schuman: Where are the triple hung windows on the south? (Mr. Kulick – Showed the location on the plans.)
- Mr. Gerard: Is there a triple hung on the deck? (Mr. Kulick – The railing going through makes it confusing. It is actually a slightly larger double hung.)

Architects Suzanne Allen-Sabo and Glen Camuso presented:

We have been working with Mosh and Chris for 5-6 months and have been working diligently to bring the project into compliance. We have a little more work to do with bringing to compliance but we are very close. Let's talk about the wall in question. Mr. Camuso: Rather than stepping this so much we brought this straight across. Run off goes to the back of garage so we will fill there. The owner preference was a screen wall up to 7 ft. above the upper story deck and it did not look good. The present configuration of the wall is where we settled. We were asked to eliminate the parking space on French street and we did, and to bring the yard out to the street to give it an in-town feel. Our client is willing to do that. We have eliminated one curb cut but still working with Dale on the final decision. We will also address the driveway location.

- Ms. Dudney: Do you think the comment is valid to step further? (Mr. Camuso: We could, but if we go farther than we already have we won't retain the earth for the basement.)
- Mr. Giller: Looks like the heated deck is at 9559 and the hillside grade is lower. That wall is not necessary for that grading. It is unusual to build a concrete privacy wall in the historic district. (Mr. Camuso: The snow level will likely be above the wall for a significant portion of the year.)
- Ms. Dudney: Will ground density be taken care of? (Ms. Allen-Sabo -Yes.)
- Ms. Dudney: Will the patio wall and solid to void be addressed? (Ms. Allen-Sabo -Yes. We found that the triple hung window was common in Victorian era buildings just not in Breckenridge.
- Mr. Schuman: The front looks great. Has Dale taken into consideration that the French Street curb cut has been removed? (Ms. Allen-Sabo –Yes, he has and we will be working with him.)
- Mr. Giller: In regards to the patio grade, did you consider a vegetation option? (Ms. Allen-Sabo -We didn't but I think it is a good idea.)
- Mr. Giller: It appears in your model deviates from the plans and it is not a log and chinking look on the 2 car garage? (Mr. Camuso- That is true, we modified the siding to a vertical siding. In the model.)
- Ms. Dudney: What is the material on the single car garage? (Mr. Camuso- Reclaimed barn board.)

Mr. Schroeder opened the hearing to public comment.

Mr. Bill Tinker, who lives 2 lots north, commented: Great job following the evolution of the historic district. Snow storage in the ally is an issue. Snow stacks are not adequate for snow like we had this year. Good job overall. I agree with toning down the windows and by the way, there are currently no curb cuts on the alley.

Mr. Lee Edwards, who owns property on French Street, commented: I don't like trapezoid windows and they should stick with staff recommendation to change them. Thank goodness for removing the dirt parking in front of the house. The north side is open. The loss of 2 spaces on town right of way is detrimental. I think you should move the landscaping back and retain parking. (Mr. Kulick: There is discussion to extend parking down North French St. but that is under Town control and not the applicant's decision or responsibility. As of now, there is no on-street parking in front of the property because the entire width of the site functions as a driveway.) I think they should put two more parallel parking spaces on town right of way instead of landscaping. Match everything else on that side of the street. (Ms. Dudney: What does applicant think about that?) (Ms. Allen-Sabo: We designed landscaping because the town asked us to.) (Mr. Grosshuesch: Front

yard parking is discouraged in the historic district.) (Ms. Dudney: If they do this just because they want to do it, can the town take it back?) (Ms. Puester: The Streets Department can decide what they want to do with the right of way, it is covered under a revocable license agreement.) (Ms. Puester: The proposed landscaping meets the design standards). (Mr. Kulick: Currently town right of way kind of morphs into owner yards and that is what we want. It is not up to the applicant to put parking on town right of way nor are they responsible to provide public on-street parking. The town will decide. For now, it is best to landscape the area and modify it later if necessary. (Ms. Allen-Sabo: The Town hopes this project will inspire the neighbor's landscape to the road as well. I think Streets and Engineering are looking at on-street parking and will decide later. But in the mean time we are being asked to landscape and keep it looking nice.)

Questions for Commission:

- 1) Comments on windows and doors
- 2) Patio walls
- 3) Ornament and Detail

Ms. Dudney: I concur with staff on windows and doors. There shouldn't triple hung windows on east and north elevation and no full length window on the doors. I do not like the trapezoid window. I think the patio walls need to be redesigned. I agree with acceptability of corbels.

Mr. Giller: The overall look reminds me more of a mountain rustic look than a historic look. I would refer more to the district for look of your design. I agree with staff on the doors and windows. The patio wall is nothing but an inappropriate screening wall. I can live with corbels. I think the bunk house should be more differentiated from the historical buildings.

Mr. Gerard: I think our task is to stay true to the historical responsibility. I think we should go back to using double hung windows. The corbels are fine and not overly fancy. The patio walls don't look right. They remind me of the roof at Beaver Run and I don't like the look of them in this area. Distinctions in the alley could be a compromised between parties.

Mr. Schuman: Glazing needs to be toned down. I think the triple hung windows are ok on north and south side as they are not visible. The full length window on the door does not fit. I think the patio walls are fine. I don't think you will see them from the alley and they will help retain soil. I think the corbels are acceptable. I would like to see the landscaping go all the way to the pan. There are currently no curb cuts in the alley anywhere and I think we should keep it consistent.

Mr. Lamb: I think there is too much glazing. The trapezoid windows are ok. The walls are not consistent with the historic district but you also don't see slopes like this on other historic buildings. The walls may be needed because of the slope. Ornamentation is fine. I would like to see landscaping to the street. Is there an exception for curb cuts in an alley? The alley looks terrible now and it would be an improvement.

Mr. Schroder: I wonder if we get stuck thinking the shorter walls are ok because we have been seeing walls in the drawings from the beginning. I think it is overkill on the windows and there should be no triple hung windows. The glazing needs to be minimized.

Mr. Schroder called a break at 7:23. Meeting resumed at 7:30.

2) Lincoln Park at the Wellington Neighborhood Filing 3 Subdivision, (CL) PL-2017-0147, TBD Bridge Street

Mr. LaChance presented a proposal, per the Lincoln Park at the Wellington Neighborhood Master Plan, to subdivide a portion of Lot 2 Block 6 Wellington Neighborhood Subdivision into 13 lots, private alleys, public right of way, with private and public open space.

Commissioner Questions / Comments:

Mr. Schuman: When will the Midnight Sun pedestrian bridge be completed? (Mr. LaChance: The applicant

can give you details on that when they present. It is required to be completed before the last Certificate of Occupancy can be issued for Filing #2)

Dan McCrerey (applicant), President of TNB, LLC. presented:

My intent is to put Midnight Sun and Central Park pedestrian bridges in this summer and then finish the Bridge Street bridge next summer. The market is strong, we have one house left to sell in Filing #2. All deed restricted homes are sold. (Ms. Puester: Mr. McCrerey, when do you plan to construct the Vern Johnson Memorial Park?) (Mr. McCrerey: This summer. We are using old railway cars and repurposed beams as platforms for viewing. I think it is a very nice architectural look.) (Ms. Puester: Mr. McCrerey, could you please further discuss the bridges with Chapin after the meeting?) (Mr. McCrerey: Sure.)

Mr. Schroder opened the hearing to public comment.

No public comments.

Commission agrees unanimously that the project is ready for a final hearing, with the revisions requested of the applicant by staff.

3) Lincoln Park at the Wellington Neighborhood Filing 4 Subdivision, (CL) PL-2017-0149, TBD Bridge Street

Mr. LaChance presented a proposal, per the Lincoln Park at the Wellington Neighborhood Master Plan, to subdivide a portion of three lots, (*Remainder Lot 2, Block 6, Wellington Neighborhood Subdivision # 2 Future Development/Lincoln Park at The Wellington Neighborhood; Lot 3, Block 6, Wellington Neighborhood Subdivision # 3 Remaining After Wellington 2 Plat 887815 05/19/08; and Pt Of Lot 4, Block 6, Wellington Neighborhood Sub Remainder of Lot 4, Block 6 After Wellington 2 Filing 5 Plat 99497# 2 Future Development/Lincoln Park at The Wellington Neighborhood*) into 12 lots, private alleys, public right-of-way including a vehicular bridge, and private and public open space.

Mr. Schroder opened the hearing to public comment.

No public comment.

Commissioner Questions / Comments:

No Questions.

Commission agrees unanimously that the project is ready for a final hearing, with the revisions requested of the applicant by staff.

OTHER MATTERS:

- Ms. Puester: Meet and greet invitation sent from Breckenridge Heritage Alliance. Friday meet and greet. Please RSVP or let me know now.

ADJOURNMENT:

The meeting was adjourned at 7:48 pm.

Dan Schroder, Chair