

## PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm

### ROLL CALL

Eric Mamula                      Gretchen Dudney                      Dan Schroder  
Kate Christopher                      Jim Lamb                      Trip Butler  
Dave Pringle

There was no Town Council liaison present.

### APPROVAL OF AGENDA

Ms. Puester removed the Town Council Report. With no other changes, the Agenda was approved as presented.

### APPROVAL OF MINUTES

With no changes, the March 18, 2014, Planning Commission Minutes were approved as presented.

### CONSENT CALENDAR:

- 1) Cabin Coffee Change of Use (MGT) PC#2014018, 222 South Main Street
- 2) Tannenbaum II Exterior Renovation (MM) PC#2014017, 815 Columbine Road

Mr. Mamula: Question on the change of use, “cooking other than microwave oven”, but on the plan there is an oven? (Mr. Thompson: Read from a letter from the applicant that says no food cooking besides microwave.) Well, this may require a hood. Also, what’s the monetary difference between having regular plates vs. paper / plastic? (Mr. Thompson: About \$30,000.) We’ve seen this before where they say one thing and then in actuality they end up using real plates and glasses. It seems that this is a dodge in order to beat the water PIF and in the end still use plates and glasses. (Mr. Grosshuesch: This is part of a larger discussion in the Sustainability Group.) (Mr. Thompson: We have caught a few people, and it is painful process to go through with a business owner when they have to pay the fees for a full sit down restaurant they were trying to run as a snack bar/deli. In this case, the business owner has put it in writing that they will only serve food and drinks in disposable ware.) (Ms. Puester: This is something that we do go through with the owners of any new business thoroughly.)

Mr. Pringle and Mr. Dudney voiced that they share Mr. Mamula’s concerns.

Mr. Pringle: This is just cheating and there is a big discussion that we have should have on this point all around.

Ms. Dudney: Question about the parking ratio: 9.3.8 it isn’t online that has gone up from 3.5 to 4.5 for restaurants? (Mr. Thompson: It has gone up. No, it’s a typo. There is more than adequate parking per Code so it does not affect this application. I will correct my Staff Report.)

Mr. Schroder: No questions.

Ms. Christopher: No questions.

Mr. Butler: No questions.

With no requests for call up, the consent calendar was approved as presented.

### COMBINED HEARINGS:

- 1) Beaver Run Building 3 West Elevator (MGT) PC#2014008, 631 Village Road

Mr. Thompson presented an application to add 245 sq. ft. to create a new elevator shaft and upper floor lobby on the west side of the Beaver Run Building #3. Also, install an automatic door on the exterior entrance to the lobby between Building #2 and Building #3 to create an air lock of 220 sq. ft. to prevent cold air from entering the lobby. Building #4 has ADA compliant units in the building and is connected to Building #3 with a pedestrian bridge; however there is no elevator in Building #3 at the end of the pedestrian bridge. This elevator would result in all buildings at Beaver Run Resort to be connected with pedestrian bridges and elevators. There is not enough density remaining in the approved Master Plan for this proposal. Hence, the project will require a Major Master Plan Amendment and density transfer.

Staff conducted a point analysis for this project and found it to comply with all absolute policies of the Development Code and passing the relative policies with an overall score of zero points (0). Staff suggests that three positive points (+3) be awarded under Policy 16/R (Internal Circulation) for improving the efficiency, comfort and convenience of the pedestrian circulation and creating an ADA compliant connection. The proposal warrants negative three (-3) points under Policy 9/R (Placement of Structures) for not meeting one relative setback requirement.

The Planning Department recommended approval of the Beaver Run Elevator and Air Lock Addition, and Master Plan Amendment (PC#2014008) with the presented Findings and Conditions.

*Commissioner Questions / Comments:*

Mr. Schroder: Why were ADA units placed there when they weren't accessible? (Mr. Thompson: When the buildings were first built there weren't any pedestrian bridges. They figured this out when had an ADA conference at the property. The adaptability advisor lectured Beaver Run after she needed to be carried up to access her ADA unit in Building #4.)

Mr. Pringle: Building 4 was built with pedestrian bridge but no elevator.

Ms. Dudney: No concerns.

Mr. Pringle: No concerns. But what was that about the mass density? (Mr. Thompson: If the new project doesn't go over 5% with an addition, then the Code says they do not receive negative points.)

Mr. Lamb: No concerns.

Mr. Butler: No concerns.

Mr. Mamula: No concerns.

Mr. Kevin Schottleitner, Applicant: I have had to carry a wheel chair up the stairs and have another employee carry the person up the stairs to the pedestrian bridge. Beaver Run hosts the Wounded Warriors every year and while the veterans can go down the stairs they cannot go back up in their wheelchairs. They do front flips from their chairs into our pool.

Mr. Lamb opened the hearing up to public comment. There was no public comment, and the hearing was closed.

Mr. Pringle made a motion to approve the point analysis for the Beaver Run Building 3 West Elevator, PC#2014008, 631 Village Road. Mr. Mamula seconded, and the motion was carried unanimously (7-0).

Mr. Pringle made a motion to approve the Beaver Run Building 3 Elevator, Airlock Addition, and Master Plan Amendment PC#2014008, 631 Village Road, with the presented Findings and Conditions. Ms. Christopher seconded, and the motion was carried unanimously (7-0).

**OTHER MATTERS:**

Ms. Puester: Brought up the meeting on April 15, during which some Commissioners will be absent, as this

meeting coincides with school spring break. The next meeting may not have a quorum because Mr. Mamula, Mr. Schroeder and Mr. Lamb will be absent with the chance that Ms. Dudney may be gone based on the birth of her grandchild. We will proceed as if we will have the meeting and I will let you know if it gets cancelled due to no quorum.

Also, Ms. Christopher will go to the Tuesday, April 8, Town Council Meeting in Mr. Lamb's absence.

**ADJOURNMENT:**

The meeting was adjourned at 7:20 pm.

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Jim Lamb, Chair