

FRASER PLANNING COMMISSION  
MINUTES

**DATE:** Wednesday, January 29, 2020

**MEETING:** Planning Commission Special Meeting

**PLACE:** Fraser Town Hall Board Room

**PRESENT**

**Commission:** Commissioners: Chair, Jean Wolter; Katie Soles, Bob Gnuse, Philip Vandernail and Sam Brewer

**Staff:** Town Planner, Catherine Trotter; Town Clerk, Antoinette McVeigh

Chair Wolter called the meeting to order at 6:30 p.m.

1. **Roll Call:** Chair, Jean Wolter; Katie Soles, Bob Gnuse, Philip Vandernail and Sam Brewer

2. **Approval of Agenda:**  
Commissioner Vandernail moved, and Commissioner Brewer seconded the **motion** to approve the agenda. **Motion carried:5-0.**

3. **Consent Agenda:**  
a. December 11, 2019

Commissioner Gnuse moved, and Commissioner Soles seconded the **motion** to approve the Minutes December 11, 2019. **Motion carried:5-0.**

4. **Public Hearing and Possible Action:**  
a. Major Site Plan - 201 S. Wapiti Drive (Quadplex)

Commissioner Brewer moved, and Commissioner Soles seconded the **motion** to open the public hearing regarding Major Site Plan - 201 S. Wapiti Drive (Quadplex). **Motion carried:5-0.**

Paul Dalton of Paramount Engineering, representative for Wapiti Homes LLC answered questions from the Planning Commission. No public comments were taken.

The owner, Wapiti Homes LLC., is requesting Major Site Plan approval for the construction of a quadplex to be constructed on a vacant lot legally described as Amended Lot B3, Clayton Subdivision AKA 201 S. Wapiti Drive. The applicant is not proposing to subdivide the property.

This property is zoned Business with Riverwalk Mixed Use Overlay District and we are processing a Major Site Plan in accordance with Section 19-2-110 of the Land Development Code.

Commissioner Vandernail moved and Commissioner Soles seconded the **motion** to close the Public Hearing Major Site Plan - 201 S. Wapiti Drive (Quadplex). **Motion carried: 5-0.**

Commissioner Vandernail moved and Commissioner Brewer seconded the **motion** approve Resolution 2020-01-01 approving Wapiti Site Plan with the addition of three conditions: 1. Confirm the exterior lighting is dark sky compliant. 2. Add a roof element over the front stoop and rear deck for weather protection and to break up the mass of the building. 3. Consider the addition of windows on the east and west elevations of the building. **Motion carried:5-0.**

5. **Discussion and Possible Action Regarding:**

None

6. **Other Business:**

Meeting Dates- The Planning Commission will try to have regular scheduled meetings on the fourth Wednesday each month and try to avoid special meetings on different dates.

7. **Open Forum:**

8. **Future Agenda Items:**

Parking, parking structure and land for parking

Impound facility

Joint Workshop with the Town Board to discuss funding for the Fraser Deed Restriction Program

9. **Adjourn:**

Commissioner Vandernail moved, and Commissioner Brewer seconded the **motion** to adjourn. **Motion carried: 5-0.** Meeting adjourned at 7:55 p.m.

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Antoinette McVeigh, Town Clerk