



Planning Commission Meeting Minutes - Final

Chair Dan Ahrens
Vice Chair Chris Cote
Carlos Salinas
Jeff Samuelson
Kevin McHugh
Todd Warnke
Tom Martinez

Thursday, April 11, 2024

6:00 PM

Town Hall Council Chambers
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 5 - Carlos Salinas, Chair Dan Ahrens, Tom Martinez, Todd Warnke, and Kevin McHugh

Not Present 2 - Jeff Samuelson, and Vice Chair Chris Cote

CERTIFICATION OF MEETING

Mr. Wrede certified that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2024-006](#)

February 22, 2024 Planning Commission Meeting Minutes

Moved by McHugh, seconded by Warnke, to Approve PC 2024-006 as presented. The motion passed by a vote of: 5 to 0

Yes: 5 - Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

Not Present: 2 - Samuelson, and Vice Chair Cote

PUBLIC HEARING ITEMS

[PC 2024-005](#)

Site Development Plan - The Estates Above Plum Creek Filing 4, Block 2, Tract B (Plum Creek Planned Development, 3rd Amendment)

Ms. Vossler presented on PC 2024-005 Site Development Plan - The Estates Above Plum Creek Filing 4, Block 2, Tract B (Plum Creek Planned Development, 3rd Amendment). Staff has found that it does conform to the goals of the Town's guiding documents, meets the requirements of the Plum Creek Planned Development, 3rd Amendment, and meets the Site Development Plan Approval Criteria found in the Municipal Code. Staff recommends the Commission recommend this for approval to Town Council.

Public: Applicant Mike Tollefson with Point Consulting LLC. presented on the site development plan.

Commissioner Warnke asked if there were any concerns with the egress and if it

aligns with the street on the other side. Mr. Tollefson responded.

Moved by Warnke, seconded by Martinez, to Approve Planning Commission Topic PC 2024-005 as presented. The motion passed by a vote of: 5 to 0

Yes: 5 - Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

Not Present: 2 - Samuelson, and Vice Chair Cote

TOWN COUNCIL LIAISON UPDATE

Mayor Gray updated the Commission that Town Council approved the T-Mobile cell tower site and has passed a few grant programs. Town Council also secured the last grant for the Lost Canyon Open Space acquisition. This will be one of the biggest city or town owned open space properties in the state. Every group involved in the acquisition had voted unanimously to support the project.

Commissioner Warnke offered additional comments on the Lost Canyon Open Space property. Commissioner Warnke asked if Town Council has any plans for the existing buildings on the property. Mayor Gray responded.

Mr. Wrede updated the Commission on a few items that have come before Town Council.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

DESIGN REVIEW BOARD UPDATE

None.

COMMISSION ITEMS

Check for quorum for upcoming meetings

April 25, 2024

May 9, 2024

all members plan to attend.

ADJOURN

Moved by Chair Ahrens, seconded by Salinas, to Adjourn. The motion passed by a vote of: 5 to 0

Yes: 5 - Salinas, Chair Ahrens, Martinez, Warnke, and McHugh

Not Present: 2 - Samuelson, and Vice Chair Cote