



## Planning Commission Meeting Minutes - Final

Chair Charles Fletcher  
Vice Chair Laurie Van Court  
Dan Ahrens  
Chris Cote  
Chris Teem  
Sarah Humbargar  
Jeremy Begley

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Thursday, August 26, 2021

6:00 PM

Hybrid Commission Meeting  
Town Hall Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104  
Online: <https://crgov.webex.com/crgov>  
Phone-in: 720-650-7664  
Meeting Number: 146 368 1528  
Meeting Password: 2021PCMeeting

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This hybrid meeting is open to the public and will be held in a virtual format in accordance with the Board and Commission Electronic Participation, Connected and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall or electronically or by phone if preferred. This meeting will be hosted online and can be accessed using link and meeting information above.

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

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede ([kwrede@crgov.com](mailto:kwrede@crgov.com)) no later than 1 pm on the day of the hearing, to be added to the list of speakers. Public comments may also be given in person or submitted in writing via email, to be included in the public record.

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:00 p.m. by Chair Fletcher.

**Present** 6 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Teem, Sarah Humbargar, and Jeremy Begley

**Not Present** 1 - Chris Cote

**Attendance** 10 - Jason Gray, Tim Dietz, Kevin Wrede, Tony Felts, Sandy Vossler, Elizabeth Allen, Julie Parker, David Van Dellen, Keith Johnston, and Sandra Aguilar

### CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting and agenda had been noticed in accordance with the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2021-021](#)

July 22, 2021 Planning Commission Meeting Minutes

Attachments: [PC07.22.2021Minutes-DRAFT](#)

Minutes approved for publication.

**Moved by Vice Chair Van Court, seconded by Humbargar, that Planning Commission meeting minutes for July 22, 2021 be approved as presented. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Teem, Humbargar, and Begley

**Not Present:** 1 - Cote

## **PUBLIC HEARING ITEMS**

[PC 2021-022](#)

**StorQuest - Liggett Road Annexation (ANX21-0001)**

**StorQuest - Liggett Road General Industrial Straight Zoning  
(SZ21-0002)**

**Attachments:** [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Annexation Petition and Plat](#)

[Attachment C: Chapter 17.28 Business/Commercial/Industrial  
Districts](#)

[Attachment D: Traffic Impact Analysis](#)

[Public Record: Applicant Presentation](#)

[Public Record: Staff Presentation](#)

Ms. Vossler presented PC 2021-022 Proposed Annexation and Zoning: StorQuest-Liggett Road. The annexation and zoning will be voted on as separate motions. If approved for recommendation from the Planning Commission, Town Council will vote on this item on Sept. 7, 2021. Ms. Vossler reviewed the State of Colorado annexation process. Town recommends approval for annexation and approval for zoning for this property.

Applicant: Jon Suddarth with the William Warren Group presented additional materials.

Public Comment: Kim Barrett, owner--KGCB Industries; current property/business owner - support.

**Moved by Vice Chair Van Court, seconded by Begley, that Planning Commission approve the Annexation for recommendation to Town Council PC2021-022 Proposed Annexation and Zoning: StorQuest-Liggett Road to Town Council. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Teem, Humbargar, and Begley

**Not Present:** 1 - Cote

**Moved by Ahrens, seconded by Teem, that Planning Commission approve the Zoning for recommendation to Town Council PC 2021-022 Proposed Annexation and Zoning: StorQuest-Liggett Road for re-zoning to General Industrial (I-2). The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Teem, Humbargar, and Begley

**Not Present:** 1 - Cote

**TOWN COUNCIL LIAISON UPDATE**

Mayor Gray reported that all four ballot measures have passed Town Council and will be on the November ballot. There has been spirited public comment and the Commission is encouraged to understand and explain the measures to constituents. Town Council and staff can not endorse the measures and thus are educating residents. Mr. Wrede comments that Town Council approved the Planning Commission's recommendation for Public Works to conduct a traffic study for the Alana Apartment complex.

**DESIGN REVIEW BOARD UPDATE**

DRB liaison Fletcher reported that the meeting had the election of officers and that Board member Randy Reed has resigned.

**COMMISSION ITEMS****Check for quorum for upcoming meetings**

For the Sept. 9, 2021 meeting, Begley and Van Court will be absent. For the Sept. 23, 2021 meeting, Humbargar will be absent. With no docket items, Mr. Wrede is looking to move the alleyway redevelopment presentation to the Sept. 23 meeting.

**STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

None.

**ADJOURN**

**Moved by Chair Fletcher, seconded by Vice Chair Van Court, that the Planning Commission meeting be adjourned at 6:43 p.m. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Teem, Humbargar, and Begley

**Not Present:** 1 - Cote