



## Board of Building Appeals Meeting Minutes

Bob Binder Chair  
Daniel Steixner Vice Chair  
Chimezie Akaya  
Glen Pappas  
Richard Self

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Monday, September 11, 2023

6:00 PM

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

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**This meeting is open to the public.**

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

### DINNER FOR BOARD MEMBERS

### CALL TO ORDER

### ROLL CALL

**Present** 5 - Bob Binder, Daniel Steixner, Chimezie Akaya, Glen Pappas, and Richard Self

**Attendance** 3 - Ryan Hollingshead, Jon White, and Abbigail Nichols

### CERTIFICATION OF MEETING

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

### APPROVAL OF MINUTES

[BOBA  
2023-005](#)

**June 5, 2023 Board of Building Appeals Meeting Minutes**

**Attachments:** [June 5, 2023 Board of Building Appeals Minutes](#)

**Moved by Akaya, seconded by Pappas, to Approve BOBA Topic BOBA 2023-005 as presented. The motion passed by a vote of: 5 to 0**

**Yes:** 5 - Binder, Steixner, Akaya, Pappas, and Self

### TOWN COUNCIL UPDATE

Town Council Liaison Hollingshead updated the Board the Council has seen initial plans for Brickyard, Dawson's Trails, and other large developments. Parks and Recreation has presented and Town Council approved funding to build bike paths connecting the Miller Activity Center to Downtown Castle Rock. Additionally, the Canyons Far South project is underway. Town Council is considering budget adjustments due to a downturn in revenues. The Crystal Valley Parkway Interchange is on schedule, and the 4 corners intersection where 5th Street, Founders Parkway, Ridge Road, and Highway 86 intersect is under construction currently.

### BOARD MEMBER ITEMS

December - all Board Members plan to attend

**STAFF PRESENTATIONS**

None

**ITEMS FROM STAFF**

**A. Chief Building Official's Update:**

**1. Building Permit Update**

**2. Code Adoption Update**

Mr. White presented an update to the Board on the August contractor luncheon topics of site cleanliness, erosion control, and Landscape and Irrigation permits. Mr. White also presented on current building permit statistics. While residential permitting has remained low, commercial activity is still performing well. Mr. White provided updates on several large commercial developments in the Town, and on the progress of the new electrical code adoption. Board Member Akaya asked for clarification on the 5-year average numbers for commercial permits, Mr. White responded. Town Council Liasson Hollingshead provided some clarification to the Board about Council's hopes for residential development to increase. Mr. White updated the Board that while new residential permitting activity is down, residential miscellaneous permitting for things like decks and remodels is experiencing high activity.

**ADJOURN**

**Moved by Binder, seconded by Steixner to adjourn. The motion passed by a vote of:  
5 to 0**

**Yes:** 5 - Binder, Steixner, Akaya, Pappas, and Self