



## Planning Commission Meeting Minutes - Final

Charles Fletcher - Chair  
Laurie Van Court - Vice Chair  
Dan Ahrens  
Chris Cote  
Richelle McKim  
Chris Teem  
Sarah Humbargar

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Thursday, August 22, 2019

6:00 PM

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

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**This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.**

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

### DINNER FOR BOARD MEMBERS

#### CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:04 p.m.

**Present** 6 - Charles Fletcher, Chris Cote, Chris Teem, Dan Ahrens, Laurie Van Court, and Richelle McKim

**Not Present** 1 - Sarah Humbargar

**Attendance** 5 - Sandra Aguilar, Elizabeth Allen, Sandy Vossler, Jason Gray, and Kevin Wrede

### CERTIFICATION OF MEETING

Staff member Sandy Vossler confirmed that the meeting notice and agenda has been posted as required by the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2019-026](#) Minutes: August 8, 2019 Planning Commission Meeting Minutes

**Attachments:** [August 8, 2019 Planning Commission Meeting Minutes-DRAFT](#)

**Moved by McKim, seconded by Ahrens, that the Planning Commission minutes of August 8, 2019 were approved as written.**

**The motion passed: 6-0**

### TOWN COUNCIL LIAISON UPDATE

Mayor Gray updated the Commission on the grand opening of Arapahoe Community College Collaborative Campus and the Deputy Zach S. Parrish III Park. Town Council is reviewing the budget and staff enjoyed an employee picnic this week at the new park.

### PUBLIC HEARING ITEMS

[PC 2019-027](#) Site Development Plan, Amendment No. 10, The Meadows Filing 16, Parcel 6 Superblock and Parcel 7 [Single Family Detached Homes; North of Coachline Road and Wolfensberger Road Intersection] (Town of Castle Rock Project SDP18-0028)

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

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Attachment C: Meadows PD Plan, 4th Amendment - Sheet 2 of 5](#)

[Attachment D: Meadows Filing No. 16 Preliminary Plat/Final PD Site Plan - Sheet 21 of 87](#)

[Public Record: Meadows F16 P6-7 Staff PPT PC 8-22-19](#)

[Public Record: Adamo PPT Presentation 8-22-19](#)

Commissioner Teem recused himself from this application. Before Ms. Vossler presented, she identified corrections made to the agenda after the packets were sent to the Commissioners.

Ms. Vossler presented the details on the proposal for SDP amendment on Meadows Filing 16, Parcel 6 and 7. Staff recommends approval of recommendation to Town Council.

Applicant: RC Hanisch, Castle Rock Development Co., presented more details and graphics with representatives from Adamo Homes available for Commission questions.

Public Comment: none

**Moved by Van Court, seconded by Ahrens, that Planning Commission approve the Site Development Plan, Amendment No. 10, The Meadows Filing 16, Parcel 6 and 7. The motion passed: 5-0**

**Yes:** 5 - Fletcher, Cote, Ahrens, Van Court, and McKim

**Not Present:** 1 - Humbargar

**Recuse:** 1 - Teem

## DESIGN REVIEW BOARD UPDATE

Fletcher reported that the Design Review Board reviewed the Encore Project and recommended it for design approval.

## COMMISSION ITEMS

The Commission reviewed quorum availability and Van Court will not be present on 9/26.

**STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

Mr. Wrede reported on Council status of land use applications that went to Council and a summary of study session items with respect to Chapter 17 updates that were presented to Planning Commission last month. Van Court shared her appreciation of the study session from the Douglas County School District.

**ADJOURN**

The meeting was adjourned at 6:42 pm.