



Planning Commission Meeting Minutes

Chair Charles Fletcher
Vice Chair Laurie Van Court
Dan Ahrens
Chris Cote
Chris Teem
Jeremy Begley
James Chase

Thursday, March 9, 2023

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: 2481 156 8576
Meeting Password: 2023PCMeeting

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.

To access full meeting details, please visit:

[www.crgov.com/Town Government/Boards and Commissions/Planning Commission](http://www.crgov.com/Town%20Government/Boards%20and%20Commissions/Planning%20Commission) and click on the "View current agenda packet" link.

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede (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.

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

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 Cote, Chris Teem, and James Chase

Not Present 1 - Jeremy Begley

Attendance 6 - Jason Gray, Kevin Wrede, Sandy Vossler, Lena McClelland, Tara Vargish, 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 2023-005](#) Minutes: February 23, 2023 Planning Commission Meeting Minutes

Attachments: [PC02.23.2023Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Teem, to approve Planning Commission meeting minutes for February 23, 2023 as presented. The motion passed by a vote of: 6 to 0

Yes: 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, and Chase

PUBLIC HEARING ITEMS

[PC 2023-006](#) Site Development Plan Amendment No. 13, The Meadows Filing 16, Parcel 6 [Meadows Single-Family Detached Neighborhood, 136 acres, Located north of Wolfensberger Road and East of Coachline Road]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Attachment C: Site Development Plan - Skyline/Ridgeline Protection Areas](#)

[Attachment D: Site Plan Comparison](#)

[Attachment E: Resident Input](#)

[Public Record Document: Staff Presentation](#)

[Public Record Document: Applicant Presentation](#)

Ms. Vossler reported PC 2023-006 Site Development Amendment No. 13, the Meadows Filing 16, Parcel 6. Staff recommends approval as it meets criteria.

Applicant: R.C. Hanisch, Castle Rock Development provided additional details.

Public Comment:

Mark Hodgkins, resident, concerned with building heights.

Debbie L., resident, concerned with home and lot sizes.

Moved by Chase, seconded by Vice Chair Van Court, to approve approval the Meadows Filing 16, Parcel 6 Site for recommendation to Town Council. The motion passed by a vote of: 6 to 0

Yes: 6 - Chase, Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, and Teem

[PC 2023-007](#) Castle Rock Municipal Code (CRMC) Updates - Title 17

Attachments: [Staff Memorandum](#)

[Attachment A: Title 17 Ordinance Update](#)

[Public Record Document: Staff Presentation - Title 17 Amendments PC](#)

Mr. Wrede presented Castle Rock Municipal Code Updates - Title 17. These are zone code updates for discussion and recommendation and have been updated primarily for clarification and adoption to new regulations. These include industrial employment zones, daycares, accessory dwelling units, and general updates.

Moved by Vice Chair Van Court, seconded by Teem, to recommend for approval to Town Council, the Title 17 Code change as presented. The motion passed by a vote of: 6 to 0

Yes: 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, and Chase

TOWN COUNCIL LIAISON UPDATE

Mayor Gray thanks the Commission for their thoroughness. The Mayor expressed that Town Council shared in the frustration of education on entitlements and open space. The recent community postcard 'How we grow' was very educational. Town Council approved Canyons Far South for the 2nd reading and also approved the WEMP, WUMP and rebates for Castle Rock Water. The first step for the Wellspring annexation is underway.

DESIGN REVIEW BOARD UPDATE

No report.

COMMISSION ITEMS

Check for quorum for upcoming meetings

1. Mar. 23, 2023
2. April 13, 2023

Board members present do not have any conflicts with meetings.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede stated that the Mt. Royal Rezoning was approved on 1st Reading, and the Wellspring Annexation is in the Substantial Compliance stage. Also, there should be an application to go before the Commission in late March.

ADJOURN

Chair Fletcher adjourned the meeting at 7:47 p.m.