



Planning Commission Meeting Minutes

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

Thursday, March 23, 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: 2483 428 1793
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 6:02 p.m. by Chair Fletcher.

Recording Secretary Katie Quast was in attendance.

Present 5 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Cote, and Chris Teem

Not Present 2 - Jeremy Begley, and James Chase

Attendance 7 - Laura Cavey, Max Brooks, Kevin Wrede, Brad Boland, Lena McClelland, Thomas Reiff, and Katie Quast

CERTIFICATION OF MEETING

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

APPROVAL OF MINUTES

[PC 2023-008](#) Minutes: March 9, 2023 Planning Commission Meeting Minutes

Attachments: [PC03.09.2023Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Ahrens, to approve the Planning Commission meeting minutes for March 9, 2023 as presented. The motion was approved by the following vote: 5 to 0.

Yes: 5 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, and Teem

Not Present: 2 - Begley, and Chase

PUBLIC HEARING ITEMS

[PC 2023-009](#) Site Development Plan Tracts B and C Bella Mesa Filing No. 1
[Avilla at Founders Village]

Attachments: [Staff Memorandum](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plans](#)

[Attachment C: Neighborhood Meeting 1 Summary](#)

[Attachment D: Neighborhood Meeting 2 Summary](#)

[Attachment E: Neighborhood Meeting 3 Summary](#)

[Attachment F: Public Input](#)

[Public Record: Applicant Presentation Avilla at Founders Village PC 3-23-23](#)

[Public Record: Staff Presentation Avilla Bella Mesa-PC](#)

Brad Boland presented on PC2023-009 Site Development Plan Tracts B and C Bella Mesa Filing 1. Staff recommends approval as it meets criteria. Thomas Reiff-Traffic-was available for questions.

Applicant: Kayleigh Robinson-Norris Design, Ty Robbins-Norris Design, and Greyson Konkell-NexMetro Communities provided a presentation.

Public Comment: Max Brooks, resident, In support and had questions.

Jessie, resident, questioned the preservation of the open space.

Moved by Cote, seconded by Teem, to recommend approval of Planning Commission Topic PC 2023-009 to Town Council as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, and Teem

TOWN COUNCIL LIAISON UPDATE

Council Member Cavey reported that Town Council is addressing parking concerns around multi family and multi use buildings.

DESIGN REVIEW BOARD UPDATE

Commission member Ahrens reported that the existing Circle K store is being torn

down with a bigger building planned. They are requesting a variance for the existing pumps.

COMMISSION ITEMS

Check for quorum for upcoming meetings

1. April 13, 2023

2. April 27, 2023

Commission members present, have no conflicts with upcoming meeting dates.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede reported that staff is looking into multi family parking. Chapter 17 code updates were approved by Town Council on the first reading. The new recording secretary Katie Quast was introduced.

ADJOURN

The meeting adjourned at 7:53 p.m. by Chair Fletcher.

Minutes approved by the Planning Commission on _____ by a vote of
_____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission