



Planning Commission Meeting Minutes

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

Thursday, December 22, 2022

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: 2495 504 7227
Meeting Password: 2022PCMeeting

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 6:01 p.m. by Vice Chair Van Court.

Present 4 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Chris Teem, and James Chase

Not Present 3 - Dan Ahrens, Chris Cote, and Jeremy Begley

Attendance 5 - Jason Gray, Sandy Vossler, Kevin Wrede, Julie Parker, and Sandra Aguilar

CERTIFICATION OF MEETING

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

APPROVAL OF MINUTES

[PC 2022-021](#) Minutes: December 8, 2022 Planning Commission Meeting Minutes

Attachments: [PC12.08.2022Minutes-DRAFT](#)

Moved by Fletcher, seconded by Chase to accept the Planning Commission meeting minutes for December 8, 2022 as presented. The motion passed by the following vote: 4 to 0

Yes: 4 - Chair Fletcher, Vice Chair Van Court, Teem, and Chase

Not Present: 3 - Ahrens, Cote, and Begley

PUBLIC HEARING ITEMS

[PC 2022-022](#) Site Development Plan: The Meadows Filing 20, Parcel 1 (Lot 2A-1A, Block 3, Phase 1 - Amendment No. 16), Parcel 2 (Lot 1A-2, Block 3, Phase 1 - Amendment No. 10) and Parcel 3 (Lot 1B-1, Block 2, Phase 1 - Amendment No. 12) [3.93 Acres Mixed Use/Multifamily - Located Northeast, Southeast and Southwest of the Intersection of Mercantile and Future Streets in the Meadows Town Center]

- Attachments:** [Staff Memorandum](#)
[Attachment A - Vicinity Map](#)
[Attachment B - Site Development Plan](#)
[Attachment C - Surrounding Uses](#)
[Attachment D - Town Center Uses](#)
[Attachment E - Town Center Parking Requirements](#)
[Attachment F - TC Parking Allocation](#)
[Attachment G - Traffic Impact Analysis](#)

Ms. Vossler presented Public Hearing Item PC2022-022 Site Development Plan for Meadows Filing 20, multi-use development. Staff recommends approval as it meets criteria.

Applicant: Stephanie Fuentes, Ashley Biddell and Karl Stout with Garrett Co. provided additional details.

Public Comment: none

Moved by Teem, seconded by Fletcher to recommend approval of PC2022-022 Site Development Plan for Meadows Filing 20, Parcel 1, Parcel 2 and Parcel 3, as presented. The motion passed by the following vote: 4 to 0

Yes: 4 - Chair Fletcher, Vice Chair Van Court, Teem, and Chase

Not Present: 3 - Ahrens, Cote, and Begley

TOWN COUNCIL LIAISON UPDATE

None

DESIGN REVIEW BOARD UPDATE

None

COMMISSION ITEMS

Check for quorum for upcoming meetings

- 1. Jan. 12, 2023
- 2. Jan. 26, 2023

No conflicts from the Commission members present for the upcoming meetings.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

None.

ADJOURN

Moved by Vice Chair Van Court, seconded by Chair Fletcher, that the Planning Commission be adjourned at 6:27 p.m. The motion passed by the following vote: 4 to 0

Yes: 4 - Chair Fletcher, Vice Chair Van Court, Teem, and Chase

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

Planning Commission