



**Planning Commission Meeting
September 28, 2017
Minutes**

Chair Brooks called the meeting to order at 6:00 p.m.

Roll Call:

Commission Members Present: Chair Max Brooks, Vice Chair David Kay, Commissioners Laurie Van Court, Charles Fletcher, James Briggs, and Dan Ahrens.

Commission Members Absent: None

Town Council Members Present: None

Staff Members Present: Heidi Hugdahl, Deputy Town Attorney
Tara Vargish, Assistant Director
Kevin Wrede, Planning Manager
Julie Kirkpatrick, Long Range Project Manager
Sandy Vossler, Senior Planner
Kathy Marx, Senior Planner
Sharon Chavez, Recording Secretary

Certification of Meeting: (6:01 p.m.)

Ms. Chavez confirmed that notice of this meeting and the agenda had been posted and witnessed in accordance with the requirements of the Open Meetings Law.

Approval of Minutes – August 24, 2017: (6:01 p.m.)

Motion: Commissioner Kay moved to approve the August 24, 2017, minutes. Commissioner Van Court seconded the motion.

Passed: 6-0-0

Resolution of Appreciation PC 2017-03 for Commissioner Eric Bender:

(6:02 p.m.) Planning Commission honored Commissioner Eric Bender for his service on the Planning Commission from June, 2016 through August, 2017.

Motion: Commissioner Fletcher moved to approve the Resolution of Appreciation PC 2017-03. Commissioner Van Court seconded the motion.

Passed: 6-0-0

Welcome Dan Ahrens to the Planning Commission

Public Hearing Items:

A. 2030 Comprehensive Master Plan

(6:05 p.m.) Chair Brooks: To be continued to the Planning Commission meeting, October 12, 2017.

Motion: (6:06 p.m.) Commissioner Fletcher moved to continue the 2030 Comprehensive Master Plan to Planning Commission meeting October 12, 2017. Commissioner Van Court seconded the motion.
Passed: (6:06 p.m.) 6-0-0

B. A Ordinance Amending Chapter 17.30 of the Town of Castle Rock Municipal Code by Adding a New Section 17.30.035 Creating the PL-3 Zone District)

(6:06 p.m.) Marx: This is based upon community feedback and giving consideration to the request from the Town's citizens to consider a zone district for Rock Park that would define the scope of allowed uses and standards on future development specific to the park,

Applicant Presentation: (6:18 p.m.) None

Public Comment: (6:19 p.m.) None

Motion: (6:21 p.m.) Commissioner Fletcher moved to recommend that Town Council approve the proposed Ordinance Amending Chapter 17.30 of the Town of Castle Rock Municipal Code by Adding a New Section 17.30.035 Creating the PL-3 Zone District. Commissioner Kay seconded the motion.
Passed: (6:21 p.m.) 6-0-0

C. Meadows Filing No. 20, Amendment No. 8 Site Development Plan (Single-Family: SW of the North Meadows Drive and Champagne Avenue Intersection)

(6:22 p.m.) Vossler: This property proposed for development is within the Town Center use area, which allows single-family [attached and detached], townhomes and apartment type residential units. The property was originally site planned in 2004 as a single lot allowing a maximum of 24 multi-family dwelling units. Castle Rock Development Company is proposing a Site Development Plan amendment to create 11 lots for single-family detached development

Applicant Presentation: (6:27 p.m.) R.C. Hanisch, Castle Rock Development Company, Mitch Black, Norris Design, Dean Amann and Andrew Summersett, Adamo Homes, presented and answered questions.

Public Comment: (6:40 p.m.) None

Motion: (6:42 p.m.) Commissioner Van Court moved to recommend that Town Council approve the Meadows Filing No. 20, Amendment No. 8 Site Development Plan. Commissioner Fletcher seconded the motion.
Passed: (6:42 p.m.) 6-0-0

Commissioner Items: (6:43 p.m.)

- A. Quorum for Regular October 12, 2017:** Commissioners present will be in attendance.
- B. Quorum for Regular October 26, 2017:** Commissioner Kay will be absent.
- C. Committee Reports:** Commissioner Brooks: Design Review meeting, September 13, 2017, heard on public hearing items:
 - 390 North Perry Street – Lost Coffee façade improvements.
 - 505 Jerry Street – Site Development Plan.

Staff Update: (6:49 p.m.) Wrede and Vargish:

- 505 Jerry Street, is a complex which would include 65 apartments, storage for tenants, five office suites, and 78 parking spaces.
- Miller's Landing Development.
- Will need to interview for vacancy on Planning Commission.

Town Council Update: (6:54 p.m.) None

Adjourn: (6:54 p.m.) Chair Brooks adjourned the meeting.

Minutes approved by the Planning Commission on October 12, 2017 by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission

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