



## Planning Commission Meeting Minutes - Draft

Max Brooks - Chair  
David Kay - Vice Chair  
Laurie Van Court  
Charles Fletcher  
Dan Ahrens  
Richelle McKim  
Chris Cote

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Thursday, May 24, 2018

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

Chair Brooks called the meeting to order at 6:04 pm.

**Present** 7 - Max Brooks, Laurie Van Court, David Kay, Charles Fletcher, Dan Ahrens, Richelle McKim, and Chris Cote

**Attendance** 9 - Heidi Hugdahl, Tara Vargish, David Van Dellen, Kevin Wrede, Sandy Vossler, Donna Ferguson, Brad Boland, Denise Hendricks, and Sharon Chavez

### CERTIFICATION OF MEETING

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

[PC 2018-023](#) April 26, 2018 Planning Commission Meeting Minutes

**Attachments:** [April 26, 2018 Planning Commission Meeting Minutes](#)

**Motion:** (6:05 p.m.) Commissioner Fletcher moved to approve the April 26, 2018, minutes. Commissioner Van Court seconded the motion.

**Passed:** (6:05 p.m.) 7-0-0

**Yes:** 7 - Brooks, Van Court, Kay, Fletcher, Ahrens, McKim, and Cote

### PUBLIC HEARING ITEMS

[PC 2018-024](#) Calvary Chapel Site Development Plan

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

[Attachment A: Site Development Plan](#)

[Public Documents](#)

Staff Presentation: (6:06 p.m.) Donna Ferguson, Senior Planner, David Van Dellen, Stormwater Manager, and Tony Marusiak, Development Lead Engineer, presented and answered questions.

Applicant: (6:13 p.m.) Ron Covington, Project Manager, and Jason Alwine, Thomas & Thomas, presented and answered questions.

Public Comment: (6:26 p.m.) Concerns from the public for the Calvary Chapel Site Development Plan.

(6:28 p.m.) Recess

(6:37 p.m.) Resumed

Public Comment resumed: (6:37 p.m.) Concerns from the public for the Calvary Chapel Site Development Plan included:

- Height of the wall
- Traffic
- Drainage of water
- Wildlife

Commissioner Fletcher left the meeting at 8:33 p.m.

**Motion: (9:11 p.m.) Vice Chair Kay moved to recommend to Town Council approval of the Calvary Chapel Site Development Plan. Chair Brooks seconded the motion.**

**Passed: (9:11 p.m.) 5-1-0 (Commissioner McKim denied based on a access point concern.)**

**Yes:** 5 - Brooks, Van Court, Kay, Ahrens, and Cote

**No:** 1 - McKim

**Not Present:** 1 - Fletcher

## ROLL CALL

**Present** 6 - Max Brooks, Laurie Van Court, David Kay, Dan Ahrens, Richelle McKim, and Chris Cote

## AMEND PUBLIC HEARING ITEMS

(9:15 p.m.) Recess

(9:20 p.m.) Resumed

**Motion: (9:15 p.m.) Chair Brooks motioned to amend the order of public hearing items on the agenda by moving Group Homes to item 4, and moving Ordinance Repealing and Replacing Chapter 17.60 of the Castle Rock Municipal to item 3. Commissioner Cote seconded the motion.**

**Passed: (9:15 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

[PC 2018-026](#)

**Ordinance Repealing and Replacing Chapter 17.60 of the Castle Rock Municipal Code Concerning Personal Wireless Service Facilities**

**Attachments:** [Attachment A: Wireless FAQ](#)  
[Attachment B: Proposed Regulations](#)  
[Public Records](#)

Staff Presentation: (9:21 p.m.) Brad Boland, Planner II, presented and answered questions.

Applicant Presentation: (9:21 p.m.) Bradon Dittman, Kissinger & Fellman, presented and answered questions.

Public Comment: (9:34 p.m.) Concerns from the public for the Ordinance Repealing and Replacing Chapter 17.60 of the Castle rock Municipal Code Concerning Personal Wireless Service Facilities were:

- Property values.
- Macro Towers.
- Fair code.
- Conservation areas.

**Motion: (10:02 p.m.) Commissioner McKim moved to recommend to Town Council approval of the Ordinance Repealing and Replacing Chapter 17.60 of the Castle rock Municipal Code Concerning Personal Wireless Service Facilities.**

**Commissioner Van Court seconded the motion.**

**Passed: (10:02 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

**Vice Chair Kay moved to continue meeting past 9:30 p.m. Commissioner Ahrens seconded the motion.**

**Passed: (9:30 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

## PC 2018-025      **Group Homes**

**Attachments:** [Attachment A: Proposed Language](#)  
[Attachment B: Neighboring Jurisdictions Matrix](#)  
[Public Documents](#)

Staff Presentation: (10:02 p.m.) Tammy King, Zoning Manager, presented and answered questions.

Applicant Presentation: (10:02 pm) Town of Castle Rock

Public Comment: (10:12 p.m.) Public concerns for the Group Homes was having the Home Owners Associations be notified.

**(10:22 p.m.) Chair Brooks moved to recommend to Town Council approval of the Ordinance Amending Title 17 of the Castle Rock Municipal by the Addition of a New Chapter 17.62 Entitled Group Homes and other Conforming Amendments to Sections 17.01.020, 17.14.010, 17.18.020 and 17.18.030. Commissioner Van Court seconded the motion.**

**Passed: (10:22 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

[PC 2018-027](#)

**Site Development Plan for Lot 1B, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 10.** [*Multi-Use Building; North of Meadows Boulevard, between Ambrosia Street and Future Street*] (Town of Castle Rock Project #SDP18-0005)

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

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Public Documents](#)

Staff Presentation: (10:24 p.m.) Sandy Vossler, Senior Planner, presented and answered questions.

Applicant Presentation: (10:29 p.m.) RC Hanisch, Castle Rock Development, and Doug Decker, White Construction, presented and answered questions.

Public Comment: (10:38 p.m.) None

**Motion: (10:39 p.m.) Chair Brooks moved to recommend to Town Council approval of the Site Development Plan for Lot 1B, The Meadows Filing No. 20 Phase 1, Amendment No. 2 and Lot 1A-1, Block 3, The Meadows Filing No. 20 Phase 1, Amendment No. 10. Commissioner Van Court seconded the motion.**

**Passed: (10:39 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

[PC 2018-028](#)

**Your Storage Center at Castle Rock Annexation**

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

[Attachment A: Annexation Plat](#)

[Public Documents](#)

Staff Presentation: (10:39 p.m.) Donna Ferguson, Senior Planner, presented and answered questions.

Applicant Presentation: (10:43 p.m.) Mike Humphrey, Polo Properties Holdings, presented and answered questions.

Public Comment: (10:50 p.m.) None

**Motion: (10:52 p.m.) Chair Brooks moved to recommend that Town Council approve Your Storage Center at Castle Rock Annexation.**

**Vice Chair Kay seconded the motion.**

**Passed: (10:52 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

[PC 2018-029](#)

**Your Storage Center at Castle Rock Planned Development Plan**

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

[Attachment A: PD Plan](#)

[Attachment B: PD Zoning Regulations](#)

Staff Presentation: (10:39 p.m.) Donna Ferguson, Senior Planner, presented and answered questions.

Applicant Presentation: (10:43 p.m.) Mike Humphrey, Polo Properties Holdings, presented and answered questions.

Public Comment: (10:50 p.m.) None

**Motion: (10:52 p.m.) Commissioner Van Court moved to recommend approval to Town Council of Your Storage Center at Castle Rock Planned Development.**

**Commissioner Ahrens seconded the motion.**

**Passed: (10:52 p.m.) 6-0-0**

**Yes:** 6 - Brooks, Van Court, Kay, Ahrens, McKim, and Cote

**COMMISSION UPDATE: (10:53 p.m.)**

A. Quorum for Regular Meeting June 14, 2018: Commissioners present will be in attendance.

B. Quorum for Regular Meeting June 28, 2018: Commissioners present will be in attendance.

C. Committee Reports: None.

**STAFF UPDATE: (10:54 p.m.) None**

**TOWN COUNCIL UPDATE: (10:54 p.m.) None**

**ADJOURN: (10:54 p.m.)**