



Planning Commission Meeting Minutes - Draft

Charles Fletcher - Chair
Laurie Van Court - Vice Chair
Dan Ahrens
Chris Cote
Richelle McKim
Chris Teem
Sarah Humbargar

Thursday, February 27, 2020

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

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

The meeting was called to order at 6:01 p.m.

Present 5 - Charles Fletcher, Dan Ahrens, Laurie Van Court, Richelle McKim, and Sarah Humbargar

Not Present 2 - Chris Cote, and Chris Teem

Attendance 5 - Sandra Aguilar, Elizabeth Allen, Brad Boland, Kevin Wrede, and Jason Bower

CERTIFICATION OF MEETING

Staff member Brad Boland confirmed that the meeting has been posted in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2020-001](#) Minutes: December 12, 2019 Planning Commission Meeting Minutes

Attachments: [PC12-12-2019Minutes-DRAFT](#)

[Dec. 12, 2019 Planning Commission Meeting Minutes-SIGNED](#)

Moved by Humbargar, seconded by Van Court, that the Planning Commission minutes for the December 12, 2019 meeting be approved as presented. The motion passed by the following vote: 5-0

Yes: 5 - Fletcher, Ahrens, Van Court, McKim, and Humbargar

Not Present: 2 - Cote, and Teem

TOWN COUNCIL LIAISON UPDATE

Mayor Pro-Tem Bower showed his appreciation for the service of the Commission.

PUBLIC HEARING ITEMS

[PC 2020-002](#) Site Development Plan Lot 1, Block 1, Baldwin Park Estates F2 Amendment

No. 1 (Plum Creek Convenience Site Development Plan)

Attachments: [Agenda Memorandum](#)[Attachment A: Site Development Plan](#)[Attachment B: Comments from Residents](#)[Public Record Document: Staff Presentation-Plum Creek Convenience](#)[Public Record Document: Applicant Presentation - Cross Sections](#)[Public Record Document: Applicant Presentation - Building Elevations](#)[Public Record Document: Applicant Presentation - Color Landscape Plan -1](#)[Public Record Document: Additional Coorespondance](#)

Plum Creek Investments, LLC has requested approval of a Site Development Plan for a gas station with car wash, convenience store, and additional retail space. The property is subject to the Residential/Non-residential Interface Regulations thus requiring a public hearing before the Planning Commission who shall review the proposed plan and provide a recommendation to Town Council.

Applicant:

Steve Cromer with Dimension Group presented the site plan and outlined buffers between the property and the residential area and answered questions from the Commissioners.

Public Comment:

James Maple, resident, commented on concerns of having a gas station in this location.

Brian Hicus, resident, commented on concerns of having a 24-hour gas station in a bedroom community.

Will Hicus, resident, commented in opposition.

Ingrid Ward, daughter of resident Deiter Luze, commented in opposition of a gas station.

Staff member Kevin Wrede clarified for the Commission that the use of the property is established within the underlying zoning. Staff and the Commission determine if the site plan meets zoning regulations.

Public Comment continued:

Deiter Luze, resident, spoke in opposition.

Becky Swanson, resident, spoke in opposition.

Public hearing was closed at 6:49 p.m.

Moved by Ahrens, seconded by McKim, that Planning Commission approve the Plum Creek Convenience Site Development Plan for recommendation to Town Council as it met all of the zoning requirements. The motion passed by the following vote: 5-0

Yes: 5 - Fletcher, Ahrens, Van Court, McKim, and Humbargar

Not Present: 2 - Cote, and Teem

DESIGN REVIEW BOARD UPDATE

DRB liaison Fletcher presented that one facade enhancement has been presented to the Design Review Board for a downtown property, which was approved.

COMMISSION ITEMS

Chair Fletcher checked for availability and Humbargar is not available on April 9; Fletcher will not be in attendance on March 12. There is a hearing on March 12 so staff will confirm for quorum as there is also a vacant commission position.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Staff member Kevin Wrede reported that there were no land use items at Town Council to present. Commissioner McKim is resigning, and this is her last Planning Commission meeting.

ADJOURN

The meeting was adjourned at 7:04 p.m.