



## Planning Commission Meeting Minutes - Final

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

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Thursday, February 9, 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: 2481 156 8576  
Meeting Password: 2023PCMeeting

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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](mailto: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 6:00 p.m. by Chair Fletcher.

**Present** 7 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Cote, Chris Teem, Jeremy Begley, and James Chase

**Attendance** 6 - Jason Gray, Kevin Wrede, BrieAnna Simon, Tara Vargish, Lena McClelland, and Sandra Aguilar

### CERTIFICATION OF MEETING

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

### APPROVAL OF MINUTES

[PC 2023-001](#)

Minutes: December 22, 2022 Planning Commission Meeting Minutes

**Attachments:** [PC12.22.2022Minutes-DRAFT](#)

**Moved by Vice Chair Van Court, seconded by Teem, to approve the Planning Commission meeting minutes for December 22, 2022 as presented. The motion passed by a vote of: 5 to 0 with 2 abstain**

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

**Abstain:** 2 - Begley, and Cote

## **PUBLIC HEARING ITEMS**

### **PC 2023-002**

Site Development Plan, The Meadows Filing No. 19 – Parcel 2N, Amendment No. 1, Lot 3C [5.48 Acres Senior Multifamily Located Northwest of North Meadows Drive and Timber Mill Parkway]

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

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Attachment C: Colored Elevations](#)

[Attachment D: Neighborhood Meeting Summaries](#)

[Attachment E: Traffic Conformance Letter](#)

[Attachment F: Drainage Conformance Letter](#)

[Public Record: Staff Presentation](#)

[Public Record: Applicant Presentation](#)

Ms. Simon presented The Meadows C-O-I Senior Multifamily Site Development Plan. Staff recommends approval as it meets criteria.

Applicant: Alisha Hammett with Shopworks Architecture provided additional details.

Public Comment: None

**Moved by Begley, seconded by Ahrens, to Approve Planning Commission Topic PC 2023-002 Site Development Plan, The Meadows Filing No. 19 - Parcel 2N, Amendment No. 1, Lot 3C as presented. The motion passed by a vote of: 7 to 0**

**Yes:** 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase

## **TOWN COUNCIL LIAISON UPDATE**

Mayor Gray reported that Town Council is looking into traffic calming, such as bringing down speed limits or adding speed humps to qualifying neighborhoods. They discussed the parking permitting interface between single family homes and schools or apartments. Council heard new regulations on the approval of alcohol tastings at expanded locations. The Town's biennial community survey is out and many of the questions are the same each year in order to have benchmarking and comparison with other cities. Water has a new billing system and online account portal. Town Council approved a water lease from Deer Creek that flows into Chatfield Reservoir with 1860s senior water rights. Staff is looking at parking ratios.

## **DESIGN REVIEW BOARD UPDATE**

There was no report as there have not been any recent meetings.

## **COMMISSION ITEMS**

Chair Fletcher thanked the staff for being to comprehensive in their work.

## **Check for quorum for upcoming meetings**

Commissioner Begley will not be attending the March 9 meeting. There are no other meeting conflicts.

## **STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS**

None.

## **ADJOURN**

**Moved by Chair Fletcher, seconded by Vice Chair Van Court, to adjourned the meeting at 6:40 p.m. The motion passed by a vote of: 7 to 0**

**Yes:** 7 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, Begley, and Chase