



## Planning Commission Meeting Minutes - Final

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

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Thursday, May 23, 2019

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

The meeting was called to order at 6:00 pm.

**Present** 5 - Laurie Van Court, Chair David Kay, Charles Fletcher, Dan Ahrens, and Richelle McKim

**Not Present** 1 - Chris Cote

**Attendance** 9 - Sandra Aguilar, Elizabeth Allen, Jason Gray, Kevin Wrede, Tara Vargish, Donna Ferguson, Sandy Vossler, Brad Boland, and Tim Friday

### CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting notice and agenda had been posted as required by the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2019-012](#) Minutes: May 9, 2019 Planning Commission Meeting Minutes

**Attachments:** [May 9, 2019 Planning Commission Meeting Minutes-DRAFT](#)

Commissioner Fletcher moved to approve the May 9, 2019 Planning Commission Meeting minutes as written and was seconded by Commissioner McKim. The motion passed.

**Passed: 5-0**

**Yes:** 5 - Van Court, Chair Kay, Fletcher, Ahrens, and McKim

**Not Present:** 1 - Cote

### TOWN COUNCIL LIAISON UPDATE

Mayor Gray provided the Commission with Council updates. Staff is further researching specifics for allowing pigs, ducks and goats in Town limits. The first reading to prohibit the sale of kratom to minors, was read. The Town made an offer on a park in Plum Creek golf course, which has been countered. Several

water infrastructure projects and changes were approved. Congressman Neville will visit Council and provide a legislative update. Council made a proclamation for the Rotary Duck Derby fundraiser and also donated \$1000 to Centennial Airport.

## PUBLIC HEARING ITEMS

### [PC 2019-015](#) Ridge Estates Annexation, Planned Development Plan and Zoning Regulations

**Attachments:** [Agenda Memorandum - Staff Report](#)

[Attachment A: Planned Development Plan and Zoning Regulations](#)

(6:08) Staff member Donna Ferguson presented the two applications for the Ridge Estate annexation and also the planned development plan. Staff recommends approval.

Applicant: Greg Brown, Crystal Valley Ranch Company, presented the history of the original application, how infrastructure fits into the plan, lot size, open space, outreach, interchange contribution and zoning.

Public Comment: none

**Commissioner Van Court moved to recommend that Town Council approve the Ridge Estates Annexation and was seconded by Commissioner Fletcher. The motion passed.**

**Passed: 5-0**

**Yes:** 5 - Van Court, Chair Kay, Fletcher, Ahrens, and McKim

**Not Present:** 1 - Cote

**Commissioner Ahrens moved to recommend that Town Council approve the Ridges Estates Planned Development plan and zone regulations and was seconded by Commissioner Fletcher. The motion passed.**

**Passed: 5-0**

**Yes:** 5 - Van Court, Chair Kay, Fletcher, Ahrens, and McKim

**Not Present:** 1 - Cote

### [PC 2019-009](#) The Lanterns Planned Development Major Amendment (Town of Castle Rock Project #PDP18-0003) [Planned Development Amendment to Allow a Church Use, include Heckendorf Property in The Lanterns PD and establish a Master Sign Plan]

**Attachments:** [Agenda Memorandum - Staff Report](#)

[Attachment A: Vicinity Map](#)

[Attachment B: Proposed Planned Development Plan](#)

[Attachment C: Proposed Planned Development Zoning Regulations](#)

[Attachment C: Appendix](#)

[Attachment D: Heckendorf Ranch Village Commercial Zoning Standards](#)

Staff member Sandy Vossler presented the planned amendment to allow a church use, include Heckendorf Property in the Lanterns PD and establish a Master Sign Plan. Staff recommends approval.

Applicant: Mitch Black with Norris Design presented that the developer requests to take land from the Heckendorf PD into the Crystal Valley PD for signage. The design and layout of signs will require additional space to accommodate appropriate landscaping.

Public Comment: Resident comments were made regarding traffic created by the church near the pool area.

**Commissioner Fletcher moved to recommend to Town Council approval of the Lanterns Planned Development Major Amendment and was seconded by Commissioner Van Court. The motion passed.**

**Passed: 5-0**

**Yes:** 5 - Van Court, Chair Kay, Fletcher, Ahrens, and McKim

**Not Present:** 1 - Cote

#### [PC 2019-014](#)

Ordinance: An Ordinance Amending and Reenacting Certain Chapters of Title 17 of the Castle Rock Municipal Code

**Attachments:** [Agenda Memorandum - Staff Report](#)

[Attachment A: Title 17 Proposed Ordinance](#)

Staff member Tara Vargish presented the updates proposed to Title 17 to align with the 2030 Master Plan and to clarify regulations.

**Commission Chair Kay moved to approve the recommendation to Town Council for an ordinance amending and reenacting certain chapters of Title 17 of the Castle Rock Municipal Code and was seconded by Commissioner Van Court. The motion passed.**

**Passed: 5-0**

**Yes:** 5 - Van Court, Chair Kay, Fletcher, Ahrens, and McKim

**Not Present:** 1 - Cote

## COMMISSION ITEMS

None.

## STAFF UPDATE

(8:01) Staff member Wrede updated the Commission that new commission applicant interviews were conducted and two new commissioners were appointed. The two current commissioners reapplying were also approved. As the June meeting has no planned hearings, it is recommended to provide Town department educational meetings at that time. In July, a new Design Review Board representative will need to be appointed.

The Legal Education Training is tentatively rescheduled for June 17, 2019 with dinner at 5:30 dinner and the meeting start at 6:00 pm.

**ADJOURN**

The meeting was adjourned at 8:14 p.m.