



## Planning Commission Meeting Minutes - Final

Chair Laurie Van Court  
Vice Chair Sarah Humbargar  
Charles Fletcher  
Dan Ahrens  
Chris Cote  
Chris Teem  
Jeremy Begley

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Thursday, October 22, 2020

6:00 PM

Virtual Board Meeting

Online: <https://crgov.webex.com/crgov>

Phone-in: 720-650-7664

Meeting Number: 146 637 2487

Meeting Password: October22PC

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This meeting is open to the public and will be held in a fully virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters.

To join the meeting online, visit: <http://crgov.webex.com>

To join the meeting by phone, call: 720 650 7664

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**\*\* ALL TIMES ARE APPROXIMATE \*\***

In lieu of appearing in person for public comment, please sign up to speak by sending an email to the Town Planning Manager, Kevin Wrede ([kwrede@crgov.com](mailto:kwrede@crgov.com)) no later than 1 P.M. on the day of the hearing, to be added to the list of speakers. Public comments may also be submitted in writing via email to the Town Planning Manager, to be included in the public record.

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:11 p.m. by Vice Chair Humbargar. The meeting was held as a "Connected Meeting" in accordance with the Special Procedures During Declared Disasters.

**Present** 6 - Laurie Van Court, Charles Fletcher, Dan Ahrens, Chris Cote, Sarah Humbargar, and Jeremy Begley

**Not Present** 1 - Chris Teem

**Attendance** 8 - Sandra Aguilar, Elizabeth Allen, Kevin Wrede, Julie Parker, Tara Vargish, Keith Johnston, Donna Ferguson, and Sandy Vossler

### CERTIFICATION OF MEETING

Mr. Wrede confirmed that the meeting had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2020-020](#) Minutes: August 27, 2020 Planning Commission Minutes

Attachments: [PC08-27-2020Minutes-DRAFT](#)

**Moved by Cote, seconded by Fletcher, that Planning Commission minutes for the August 27, 2020 meeting be approved as presented. The motion passed by the following vote: 6 to 0.**

**Yes:** 6 - Van Court, Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 1 - Teem

## **PUBLIC HEARING ITEMS**

### [PC 2020-021](#)    The Learning Experience Site Development Plan

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

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Attachment C: Resident Emails](#)

[Public Record Document: The Learning Experience - Staff PPT](#)

[Public Record Document: The Learning Experience - Applicants Presentation](#)

Sandy Vossler presented the site development plan for The Learning Experience Daycare Center. Code does not typically require a proposal from a non-residential daycare of this size; however, the location has a site mitigation element due to a differing zoning interface. Staff finds the site develop plan with interface mitigation conforms to zoning and code and staff recommends that Planning Commission recommend approval to Town Council.

Applicant: Edward Franke, with Aspirant Development clarified the role of the daycare and provided additional SDP details.

Public Comment: none

**Moved by Van Court, seconded by Ahrens, that Planning Commission approve the Learning Experience Site Development Plan for recommendation to Town Council. The motion passed by the following vote: 6 to 0.**

**Yes:** 6 - Van Court, Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 1 - Teem

### [PC 2020-022](#)    Greystone Villas Site Development Plan

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

[Attachment A: Vicinity Map](#)

[Attachment B: Site Development Plan](#)

[Public Record Document: SDP20-0015 Photo-Sim](#)

[Public Record Document: Applicant Greystone Villas SDP PC Pres](#)

[Public Record Document: Staff Pres - PC Greystone Villas](#)

Staff member Donna Ferguson presented the Greystone Villas Site Development Plan. Town staff recommends approval as the SDP meets criteria.

Applicant: Dillon Dettman with Norris Design presented details and the elevation.

Public Comment: none

**Moved by Cote, seconded by Fletcher, that Planning Commission approve Greystone Villas Site Development Plan for recommendation to Town Council. The motion passed by the following vote: 6 to 0.**

**Yes:** 6 - Van Court, Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 1 - Teem

## **TOWN COUNCIL LIAISON UPDATE**

None

## **DESIGN REVIEW BOARD UPDATE**

DRB Representative Commissioner Begley reported that on Sept. 9, 2020 the Design Review Board reviewed and approved the signage at Encore.

## **COMMISSION ITEMS**

The board checked for quorum at upcoming meetings and Cote noted he has a conflict for the Nov. 12 meeting.

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

**Nov. 12, 2020 - Tentative item**

**Nov. 26, 2020 - No meeting due to Thanksgiving Holiday**

**Dec. 10, 2020 - No items as of yet**

**Dec. 24, 2020 - No meeting due to Christmas Holiday**

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

Kevin Wrede presented the new Development Activity Map housed on CRgov.com that contains more details with timelier updates for plan processes.

## **ADJOURN**

**Moved by Vice Chair Humbargar, seconded by Begley, that the Planning Commission meeting be adjourned at 7:52 p.m. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Van Court, Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 1 - Teem