



Planning Commission Meeting Minutes - Final

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

Thursday, January 13, 2022

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: 2492 699 0899
Meeting Password: 2022PCMeeting

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.

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

Remote participants please sign up to speak by sending an email to the Development Services Planning Manager, Kevin Wrede (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.

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:02 by Chair Fletcher.

Present 6 - Chair Charles Fletcher, Vice Chair Laurie Van Court, Dan Ahrens, Chris Cote, Chris Teem, and Jeremy Begley

Not Present 1 - Sarah Humbargar

Attendance 6 - Jason Gray, Kevin Wrede, Brad Boland, Julie Parker, Tony Felts, 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 2022-001](#) Minutes: December 9, 2021 Planning Commission Meeting Minutes

Attachments: [PC12.09.2021Minutes-DRAFT](#)

Moved by Vice Chair Van Court, seconded by Ahrens, that Planning Commission

meeting minutes for Dec. 9, 2021 be approved as presented. The motion passed by the following vote: 4 to 0 with 2 abstain.

Yes: 4 - Chair Fletcher, Vice Chair Van Court, Ahrens, and Cote

Not Present: 1 - Humbargar

Abstain: 2 - Teem, and Begley

PUBLIC HEARING ITEMS

[PC 2022-002](#) Use by Special Review: 5069 Bear Paw Drive - Accessory Dwelling Unit

Attachments: [Staff Memorandum](#)

[Attachment A: Plot Plan](#)

[Attachment B: Elevations](#)

[Attachment C: Floor Plan](#)

[Attachment D: Neighborhood Meeting Summary - December 2, 2021](#)

[Public Record: Staff Presentation 5069 Bear Paw Dr ADU](#)

Mr. Boland presented PC 2022-002 Use by Special Review: 5069 Bear Paw Drive - Accessory Dwelling Unit. Staff recommends approval as it meets criteria.

Applicant: Mike Kelly, property owner, was available for questions.

Public Comment: None

Moved by Ahrens, seconded by Begley, that Planning Commission Topic PC 2022-002 Use by Special Review: 5069 Bear Paw Drive - Accessory Dwelling Unit be recommended for approval as presented. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, and Begley

Not Present: 1 - Humbargar

TOWN COUNCIL LIAISON UPDATE

Mayor Jason Gray reported that staff is reviewing fire mitigation plans, specifically about evacuation procedures. Town Council has a water bond going to a second vote and there are several items on the horizon, such as Dawson Trails.

DESIGN REVIEW BOARD UPDATE

DRB Representative Fletcher reported that there were facade change regarding windows to The View project. Fletcher requested staff send info about the project to the Commission just for awareness. Two new board members were introduced at the last meeting and the Jan. 26 meeting will looking at the Site Development Plan for the library.

COMMISSION ITEMS

Check for quorum for upcoming meetings

Commissioner Cote will not be available on Feb. 10. No other conflicts are anticipated.

Chair Fletcher requested Commissioners reach out to staff or legal ahead of the meeting if there is a potential conflict of interest and are looking at recusing themselves from a public hearing item in order to help determine if this action is truly warranted.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

None.

ADJOURN

Moved by Fletcher, seconded by Van Court that the meeting be adjourned at 6:31 p.m. The motion passed by the following vote: 6 to 0

Yes: 6 - Chair Fletcher, Vice Chair Van Court, Ahrens, Cote, Teem, and Begley

Not Present: 1 - Humbargar