

**TOWN OF LARKSPUR**



**MINUTES OF THE  
PLANNING COMMISSION  
JUNE 25<sup>TH</sup>, 2007**

**MEETING CALLED TO ORDER:** Chairwoman Shannon Buss called the meeting to order at 6:20 P.M.

**ROLL CALL:**

<b>PRESENT</b>	<b>ABSENT</b>	<b>NON-VOTING</b>
Shannon Buss	None	Town Clerk/Manager-
Anne Rock		Matt Krimmer
Joe Jeske		
Kathleen White		

**APPROVE MINUTES:** Commission reviewed minutes of the June 11<sup>th</sup>, 2007 meeting. Joe Jeske asked if the easement area between the front of the Tilley building and the black top of South Spruce Mountain Road had been confirmed. Matt Krimmer informed him that it has not since he did not receive the survey of the property until last Friday afternoon. Shannon advised the members that the Town Council approved the site plan with the caveat that the distance from the road to the property be verified. Anne Rock pointed out a reference in the minutes to “replacing the sliding glass doors” was not correct and that it should have read “a new stairway with a landing where the glass doors open into the building would be added”. The glass doors were to remain in place. Shannon stated she would correct the minutes. A motion was made by Joe Jeske and seconded by Anne Rock to approve the June 11<sup>th</sup>, 2007 meeting minutes with a correction of “replacing the sliding glass door” statement. A roll call vote was taken. Three(3) in favor, zero(0) against, one(1) abstained; motion carried. Kathleen White abstained since she was not in attendance at the June 11<sup>th</sup>, 2007 meeting.

**CRAMER PLOT PLAN:** Shannon Buss presented the updated plot plan for the building addition to the Cramer property. Cindy Cramer provided the Commission with an overview of her updated plot plan as previously approved by the Commission and accepted by the Town Council. Joe Jeske asked if heat in the building would be gas or electric. Cindy responded that heat would either be natural gas or electric based upon discussions with Intermountain REA. Joe Jeske reviewed the drawings prepared by Beebe Engineering and Geoscience and Design. Shannon Buss asked what type of foundation would be built to which Cindy responded that it would be concrete slab built

on cement footer poles forty eight inches deep. Cindy also added that the building has been engineered for loft storage. Shannon Buss read appropriate sections of Ordinance 3.76 pertaining to vested property rights which confirm the Cramer plot plan submission as having met all of the requirements of that Ordinance. A motion was made by Kathleen White and seconded by Joe Jeske to approve the Cramer Addition plot plan as submitted. A roll call vote was taken. Four(4) in favor, zero(0) against; motion carried. Cindy Cramer expressed an interest in becoming a member of the Planning Commission.

**MASTER PLAN:** Shannon Buss noted that progress on updating the Town of Larkspur Master Plan is on the Planning Commissions agenda but needs to be coordinated with the Town Council. Matt Krimmer informed the Commission of the Town Councils desires to set guidelines modeled after other small historic Colorado towns. Matt mentioned Georgetown, Lyons, Monument, and Palmer Lake were being considered. Anne Rock suggested getting copies of Master Plans from Franktown, Sedalia, and Kiowa and she agreed to follow up with those towns. Matt also informed the Commission members that he was meeting with the County Administrator on July 5<sup>th</sup>, 2007 to discuss a variety of issues including the Town's Master Plan. Shannon expressed some concerns about bringing the County into the process. Shannon read portions of the current Town's Master Plan and requested each member take one or more sections to work on. She also pointed out that no one from outside of Larkspur would know about the Town's history and the Planning Commission members and other long time Town residents were best suited to collect this information. Kathleen White agreed to take the history section. Matt also informed the members of the Larkspur/Perry Park IGA committee to address the wastewater issues regarding both entities. Joe Jeske volunteered to work on the water and sewer issues. Anne Rock volunteered to take the section on transportation, in particular issues with the railroad. Shannon volunteered to take the land use section.

**PLANNING COMMISSION CONCERNS:** Shannon Buss informed Commission members of the new Ordinance 3.94 passed by the Town Council on June 21<sup>st</sup>, 2007 which redefined "town planner", clarified the role of the Planning Commission, and confirmed the fee structure as approved in Ordinance 3.88. Shannon and Anne commented that the Mayor and Town Council should have given the Planning Commission an opportunity to review the ordinance before it was passed. Shannon read the Ordinance to the Commission and there were no objections to or concerns about its content. No further action is required by the Planning Commission.

**ADJOURN:** A motion to adjourn the Commission meeting was made by Anne Rock and seconded by Kathleen White. Voice vote was taken. Four(4) for and none(0) against. Chairwoman Shannon Buss adjourned the Planning Commission meeting at 7:20 PM.

Respectfully submitted,

Matt Krimmer  
Town Clerk/Manager