



PLANNING COMMISSION REGULAR MEETING

8720 Spruce Mountain Road

MINUTES

Date: June 14, 2023 @ 5:00 p.m.

1. ROLL CALL

	Present	Absent
Matias Cumsille (Chair)	<u>X</u>	<u> </u>
Doyle Slack (Vice Chair)	<u>X</u>	<u> </u>
Aksel Suvari	<u>X</u>	<u> </u>
Jacob Gump	<u> </u>	<u>X</u>
Bill Lucero	<u>X</u>	<u> </u>
Shannon Buss (Associate)	<u> </u>	<u>X</u>
Patricia Calderon (Associate)	<u>X</u>	<u> </u>
Heather Yanda (Secretary; Non-Voting)	<u>X</u>	<u> </u>

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES

- From May 17, 2023 Regular Meeting

MOTION: Aksel Suvari made a motion to approve the minutes from the May 17, 2023 regular meeting. Seconded by Doyle Slack. Bill Lucero asked for clarification on the GMS grading permit agenda item. Heather Yanda explained that the correspondence had been part of the agenda documents and the next steps for inspection of the grading. Four (4) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 1:30

4. SCHEDULED PUBLIC APPEARANCES

5. OLD & CONTINUING BUSINESS

- Updates on current projects
 - Travel Center - 255 Upper Lake Gulch Road
 - Ben Thurston with Baseline was hired as the planner for this project. Matias Cumsille gave a report on the role of the planner with regard for determining use and approving project. According to section 16-3-20, the Planning Commission will get to make a recommendation on the travel center project to the planner.
 - Commission read through the draft site plan ordinance that Dan Krob provided and made recommended changes to the ordinance.
 - 233 Perry Park Ave
 - Rezone paperwork has been submitted; referral packets were sent; public hearing before Planning Commission on July 12, 2023 at 5pm; regular meeting will be scheduled for 5:30pm.
 - 9138 Spruce Mountain Road
 - Waiting for site plan documents
 - Potential variance on the exterior design criteria
 - Jellystone/Steyn – no update
 - 9181 Spruce Mountain Road

8720 Spruce Mountain Rd, Larkspur, CO 80118

www.townoflarkspur.org

303-681-2324



- Corner Market is adding an enclosed seating area. Had preapplication meeting

- Review of Accessory Dwelling Unit draft ordinance – tabled
- Bitcoin mining history in Larkspur and examples of code - tabled
- Fracking code examples - tabled
- Master Plan Survey - tabled

6. NEW BUSINESS

7. UNSCHEDULED PUBLIC APPEARANCES

8. BOARD MEMBER COMMENTS

9. ADJOURN

MOTION: Aksel Suvari made a motion to adjourn. Seconded by Doyle Slack. No discussion. Four (4) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 1:20:12