



PLANNING COMMISSION REGULAR MEETING

8720 Spruce Mountain Road

MINUTES

Date: July 12, 2023 @ 5:30 p.m.

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. APPROVE MINUTES

- From June 14, 2023 Regular Meeting

MOTION: Doyle Slack made a motion to approve the minutes from the June 14, 2023 regular meeting. Aksel Suvari seconded. No discussion. Four (4) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 1:45

4. SCHEDULED PUBLIC APPEARANCES

5. OLD & CONTINUING BUSINESS

- Review Site Plan draft ordinance
- Accessory Dwelling Unit draft ordinance
 - Draft given to Town Council for review
 - Dan Krob recommended that the \$1000 penalty be changed to \$2650 to match our code for other violations and state penalties in order to stay consistent
 - Governor Polis' ADU bill died on the floor a few weeks ago
- Bitcoin mining history in Larkspur and examples of code
- Fracking code examples
- Master Plan Survey
- Updates on current projects
 - Travel Center - 255 Upper Lake Gulch Road
 - Ben Thurston with Baseline reviewing documents
 - 233 Perry Park Ave
 - Rezoning public hearing before Town Council on July 20, 2023 at 5pm
 - 9138 Spruce Mountain Road – no new update
 - Waiting for site plan documents
 - Potential variance on the exterior design criteria
 - Jellystone/Steyn – no update
 - 9181 Spruce Mountain Road – no new update
- Corner Market is adding an enclosed seating area. Had a pre-application meeting.

All items above were tabled until the next meeting.

6. NEW BUSINESS

8720 Spruce Mountain Rd, Larkspur, CO 80118

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303-681-2324



Matias Cumsille called for a motion to give notice to the town planner that the planning commission would like to review site plan and zoning matter on any projects that come before them and make a recommendation to them based on the commission's review to follow a transparent and democratic process.

Doyle Slack asked if that means all projects or on just business/commercial/industrial? Dan Krob explained that there is a simplified residential process that does not require a planner.

MOTION: Doyle Slack made a motion to request to the contract planner that the planning commission be allowed to review and make recommendations to the planner on all commercial, business, and industrial projects within the Town of Larkspur. Bill Lucero seconded. No discussion. Four (4) ayes, zero (0) opposed. Motion passed.

AUDIO TIME STAMP: 6:00

7. UNSCHEDULED PUBLIC APPEARANCES

Sharon and Tom Ziencena from 687 Independence asked for clarification on the travel center. The commissioners gave information about the process.

8. BOARD MEMBER COMMENTS

Matias asked Heather to add noise ordinance to next agenda and ask her to research noise ordinances in neighboring towns.

Dan Krob gave an update on Fox Farm developers asking for a planner to act as a go-between for the town and them as they develop a concept review. Joy McGee from RG & Associates is reviewing their concept. Once the planner thinks they could present to the town, then they will bring the concept to the planning commission.

9. ADJOURN

MOTION: Doyle Slack made a motion to adjourn. Aksel Suvari seconded. No discussion. Three (3) ayes, one (1) opposed – Bill Lucero. Motion passed.

AUDIO TIME STAMP: 34:46