



PLANNING COMMISSION REGULAR MEETING

8720 Spruce Mountain Road

MINUTES

Date: August 16, 2023 @ 5:00 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 July 12, 2023 Public Hearing

MOTION: Bill Lucero made a motion to approve the July 12, 2023 public hearing minutes with changes. Aksel Suvari seconded the motion. No discussion. Three (3) ayes, zero (0) opposed, one (1) abstained – Jacob Gump. Motion Passed

AUDIO TIME STAMP: 6:25

- From July 12, 2023 Regular Meeting

MOTION: Aksel Suvari made a motion to approve the July 12, 2023 regular meeting minutes with changes. Bill Lucero seconded the motion. No discussion. Three (3) ayes, zero (0) opposed, one (1) abstained – Jacob Gump. Motion Passed

AUDIO TIME STAMP: 9:04

4. SCHEDULED PUBLIC APPEARANCES

5. OLD & CONTINUING BUSINESS

- Review Site Plan draft ordinance – Tabled until next meeting.
- Accessory Dwelling Unit draft ordinance - Tabled until next meeting.
 - 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
- Master Plan Survey
Heather Yanda gave the commissioners a copy of the master plan survey that went out to the town residents and to the greater community for review in order to help as they work on the master plan.
- Updates on current projects
 - Travel Center - 255 Upper Lake Gulch Road
 - 233 Perry Park Ave
 - Town Council voted to approve annexation agreement and business zoning at July 20, 2023 public hearing

8720 Spruce Mountain Rd, Larkspur, CO 80118

www.townoflarkspur.org

303-681-2324



- 9138 Spruce Mountain Road – no new update
- Jellystone/Steyn – no new update
- 9181 Spruce Mountain Road – no new update
- Fox Farm – Developers submitted a third concept for the planner to review
- Corner Market – no new update

- Update on Board of Adjustments appointments

6. NEW BUSINESS

- Noise Ordinance

Heather Yanda gave the commissioners copies of code from neighboring municipalities for review.

7. UNSCHEDULED PUBLIC APPEARANCES

Tricia Bernhardt – Regarding discussion on Fox Farm annexation, Tricia communicated that when you annex property, you impact other people, not just the residents but the greater community as well.

8. BOARD MEMBER COMMENTS

9. ADJOURN

MOTION: Jacob Gump made a motion to adjourn. Aksel Suvari seconded the motion. No discussion. Four (4) ayes, zero (0) opposed. Motion Passed

AUDIO TIME STAMP: 23:10