



## PLANNING COMMISSION REGULAR MEETING

**November 14, 2023 at 5:00pm**

Town Hall 8720 Spruce Mountain Road, Larkspur, CO 80118

### MINUTES

#### 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>X</u>	<u>          </u>
Bill Lucero	<u>X</u>	<u>          </u>
Patricia Calderon (Associate)	<u>          </u>	<u>X</u>
Sandy McKeown (Liaison; Non-Voting)	<u>X</u>	<u>          </u>
Shasta Thompson (Secretary; Non-Voting)	<u>X</u>	<u>          </u>

#### 2. PLEDGE OF ALLEGIANCE

#### 3. APPROVE MINUTES

- From September 13, 2023

**MOTION:** Doyle Slack made a motion to accept the minutes from September 13, 2023 as amended. Aksel Suvari seconded the motion. Roll call vote, Five(5) ayes, zero(0) opposed. Motion passed.

**AUDIO TIME STAMP:** 0:04:30

#### 4. SCHEDULED PUBLIC APPEARANCES

- Ron Keyes: Concession Stand (The Stand)
  - Needs to add utilities, therefore a site plan is needed. Will find out what else is needed for this project to proceed.

#### 5. OLD & CONTINUING BUSINESS

- Review Site Plan draft ordinance
- Accessory Dwelling Unit Draft Ordinance

**MOTION:** Aksel Suvari made a motion to approve the latest iteration of the ADU Ordinance to be submitted to Town council. Jacob Gump seconded the motion. Roll call vote, five(5) ayes, zero(0) opposed. Motion passed.

**AUDIO TIME STAMP:** 01:04:16

- Master Plan – To be reviewed at next meeting.
- Noise Ordinance – To be addressed at next meeting.

- Updates on current projects
  - Travel Center - 255 Upper Lake Gulch Road – Public Hearing on Dec. 12, 2023

**MOTION:** Askel Suvari made a motion to call a Public Hearing on December 12, 2023 at 5:00pm to review the staff report of the Town Planner and acceptable uses of commercial zoning. Jacob Gump seconded the motion. Roll call vote, five(5) ayes, zero(0) opposed. Motion passed.

**AUDIO TIME STAMP:** 01:13:19

- 9138 Spruce Mountain Road
  - Per Ordinance 2022-06

No building permit shall be issued for any structure unless a colored conceptual design including exterior surfaces and colors to be used is submitted to the Planning Commission after which it will be submitted to the Town Council for consideration. The Planning Commission has 30 days to review, or it is automatically approved by the Commission and sent to the Town Council for consideration.

Please review these conceptual designs while the site plan is being reviewed by the planner. Once the planner deems the site plan complete it will be sent to the PC for review

**MOTION:** Askel Suvari made a motion, no issues with conceptual design as presented to Planning Commission. Jacob Gump seconded the motion. Roll call vote, five(5) ayes, zero(0) opposed. Motion passed.

**AUDIO TIME STAMP:** 01:21:05

- Jellystone/Steyn – On Hold
- Fox Farm – No communication since the memo from the planner.
- Corner Market 9181 Spruce Mountain Road – waiting on planner to complete review.
- Shannon Buss' Associate position is open – advertised in Newsletter, on sign, and social media

## 6. NEW BUSINESS

- Planner Staff Report for Travel Center
- Water & Sewer Master Plan for Review – will review at next meeting.

## 7. UNSCHEDULED PUBLIC APPEARANCES

- None

## 8. LIASION COMMENTS

- Sandy McKeown will send memo to Matias the day after the meeting.

## 9. BOARD MEMBER COMMENTS

- None

## 10. ADJOURN

**MOTION:** Askel Suvari made a motion to adjourn. Jacob Gump seconded the motion. Roll call vote, five(5) ayes, zero(0) opposed. Motion passed.

**AUDIO TIME STAMP:** 01:28:20