



TOWN OF LARKSPUR
PLANNING COMMISSION REGULAR MEETING
Town Hall - 8720 Spruce Mountain Road
MINUTES

Date: December 14, 2022 @ 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 – Public Hearing Minutes from November 9, 2022

MOTION: Doyle Slack motioned to approve the minutes from the November 9, 2022 Public Hearing. Aksel Suvari seconded the motion. No discussion. Four (4) approved, zero (0) opposed. Motion passed.

TIME STAMP: 6:54

4. PUBLIC APPEARANCES

5. OLD BUSINESS

- Matias Cumsille read the development updates provided by Heather Yanda.
 - 255 Upper Lake Gulch Road/Travel Center
 - We have received all of the agency referrals back and delivered them to developer and their engineers.
 - GMS signed off on the grading permit, and that was issued.
 - Three out of four (potentially five) variance requests are being presented to Town Council this Thursday so they can adjust their plans if needed
 - 9138 Spruce Mountain Road/Emerson Knives
 - Land Use Application submitted two weeks ago along with deposit and site plan fee. Emerson Knives is an international company that manufactures custom knives (for retail sales and for military use...Navy Seals use them). They are going to use the basement for the assembly of knives (not manufacturing), and the upstairs will be an artisan shop, where they sell their knives as well as high-end artisan merchandise. The front of the building will look like an old-time general store.
 - 233 Perry Park Annexation/Special Events Facility



- Completed Annexation Petition Application and paid deposit a couple months ago. We met with them to discuss the process and gave next steps. Heather sent follow-up email a couple weeks after the meeting. Haven't heard from them since then.
- Fox Farm
 - They paid the Town what was owed for completed work by GMS. Sherilyn was told that they were going to be moving forward with the Annexation Petition Application.
- Three Mile Plan Revisions – Revisions discussed and made based on the input received at the public hearing in November.

MOTION: Doyle Slack motioned to that the Planning Commission submit the Three-Mile Plan as edited today to the Town Council. Aksel Suvari seconded the motion. No discussion. Four (4) approved, zero (0) opposed. Motion passed.

TIME STAMP: 25:24

6. NEW BUSINESS

- 2023 Meeting Dates
 - January 11
 - February 8
 - March 8
 - April 5
 - May 10
 - June 14
 - July 12
 - August 16
 - September 13
 - October 11
 - November 8
 - December 13

7. BOARD MEMBER CONCERNS & COMMENTS

8. OTHER ISSUES

9. ADJOURN

MOTION: Patricia Calderon motioned to adjourn. Aksel Suvari seconded the motion. No discussion. Four (4) approved, zero (0) opposed. Motion passed.

TIME STAMP: 29:03