



Grand Lake Planning Commission

Wednesday, March 15, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. * Participation In-Person Only*

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

AGENDA

1. Call to Order: Commissioner Shockey called meeting to order at 6:33pm
2. Roll Call

PRESENT

Chairman James Shockey
Commissioner John Murray
Commissioner Judy Burke
Commissioner Heather Bishop
Commissioner Greg Finch

ABSENT

Vice Chairman Heather MacSarrow
Commissioner Christina Bergquist

Commissioner MacSarrow emailed and stated she is traveling.

Commissioner Bergquist has not notified that she will not be attending. This is her third missed meeting and will be removed from the commission.

Motion made to excuse Commissioner MacSarrow by Commissioner Murray, Seconded by Commissioner Bishop. Voting Yea: Chairman Shockey, Commissioner Burke, Commissioner Bishop, Commissioner Finch
Approved 5 to 0

3. Consideration to approve Meeting Minutes: 02-01-2023

Motion made to approve minutes by Commissioner Finch, Seconded by Commissioner Burke.
Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch
Approved 5 to 0

Minutes 02-15-2023

Commissioner Murray has questions regarding the noted driveway vs alley for the Barnes-Daven Haven item. Commissioner Shockey and Community Development Director White clarified.

Motion made to approve minutes by Commissioner Murray, Seconded by Commissioner Bishop.
Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch
Approved 5 to 0

4. Unscheduled Citizen Participation: No unscheduled citizen participation.

5. Conflicts of Interest: No conflicts of interest.

6. Items of Business

- A. Quasi-Judicial:** Consideration of **Resolution 01-2023**, Resolution to Grant a Special Exception to Allow an Expansion to a Non-Conforming, Pre-Existing Single Family Residential Home located in the Water Quality Setback and Front Setback Located at Lot 2, Block 10, Grand Lake Estates 1st Filing, More Commonly Referred to as 530 Lakeside Dr.

Community Development Director White presented the Item of Business, introducing the owner of the property and the architect. She did note that Staff would suggest that steps to protect water quality be taken.

Owner of the property, Robert Rhone of 530 Lakeside Drive, made a short statement regarding the project.

Commissioner Murray questioned if the owner had notified the neighbors. The owner has not, but Community Development Director White did state that she had notified the neighbors.

Commissioner Burke questioned the structural integrity of the building due to the age and location of the building. The owner stated the structural engineer did not believe so. Commissioner Burke confirmed that the view shed surrounding and parking would not be affected, the owner confirmed they will not. The owner also mentioned that the some roof constriction would be to correct some current issues.

Commissioner Murray and Commissioner Bishop stated they do not see and issue.

Motion made to approve resolution as written by Commissioner Finch, Seconded by Commissioner Bishop. Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Approved 5 to 0**

- B. Resolution 02-2023;** Consideration of a Shared Driveway for Lot 6, Block 32, Town of Grand Lake, aka 309 Mountain Ave. and Lot 5, Block 32, Town of Grand Lake, aka 317 Mountain Ave.

Community Development Director White presented the Item of Business, noting that the owners of the properties and the project manager have all been in communication and agreement regarding maintenance.

Commissioner Bishop requested clarification on where parking will be on each location. Community Development Director clarified that there is enough parking on each property.

Charles Schueller of 735 Everett St, Lakewood, CO, owner of the existing structure, spoke at the podium, stating that he was also concerned with his parking, but he does not believe that will be an issue. He also believes that the shared driveway would be beneficial to both properties due to the natural water erosion. He would also like to request a culvert be installed at the entrance of the driveway, due to the water erosion. Community Development Director White suggested speaking with Public Works Director Reed, she will also give his contact information to Mr. Schueller.

Motion made to approve resolution by Commissioner Murray, Seconded by Commissioner Burke. Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Approved 5 to 0**

- C. **Resolution 03-2023**; Consideration to Recommend Updating the Accessory Dwelling Unit (ADU) Definition to Include Detached Structures in Municipal Code 12-2-6

Community Development Director White presented the Item of Business.

Commissioner Finch requested clarification on water, electric, and sewer. Community Development Director clarified that we only handle water.

Motion made by Commissioner Bishop, Seconded by Commissioner Burke.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Approved 5 to 0**

7. Items for Discussion: none

8. Future Agenda Items: Commissioner Burke wanted to confirm that the Comprehensive Land Use plan would be brought back for discussion. Community Development Director confirmed they would be.

9. Adjourn Meeting: 7:15pm

Motion made by to adjourn meeting Commissioner Finch at 7:15pm, Seconded by Commissioner Bishop.

Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop, Commissioner Finch **Approved 5 to 0**

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk