



Grand Lake Planning Commission

Wednesday, March 18, 2026 at 6:30 PM

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

AGENDA

1. Call to Order

Commissioner Bishop called the planning commission meeting to order at 6:33 pm.

2. Roll Call

Chairman Shockey was present via zoom, Commissioners Burke, Bishop, Finch, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Pro-Tem Weekes.

3. Conflicts of Interest

None.

4. Unscheduled Citizen Participation

This time is reserved for members of the public to make a presentation to the Commission on items or issues that are not scheduled on the agenda. The Commission will not make any decisions on items presented during this time.

None.

5. Items for Discussion

A. QUASI JUDICIAL (PUBLIC HEARING) – Resolution 03-2026 – Preliminary Development Plan Application for a New Mixed-Use Development Located at 900 Grand Avenue

Commissioner Bishop opened the public hearing.

The Planning Commission Meeting discussed Resolution 03-2026 for a three-story mixed-use building at 900 Grand Avenue. The proposal includes a ground-floor commercial space (2,500 sq. ft.), two residential units (2,800 sq. ft. and 2,200 sq. ft.), and five garage parking spaces. The project meets zoning standards and parking requirements. Changes from the 2025 sketch application include raised roof support timbers and additional windows.

Kaylee Wallesen, 2011 County Road 5, applicant, provided a brief presentation to the Commission.

Commissioner Bishop opened for public comment.

Jan Ciegler, a neighboring property owner, provided public comment regarding the proposed development. Ms. Ciegler expressed concerns about the building's exterior design, noting that the color palette appeared overly monochromatic and could benefit from greater variation to reduce a monolithic appearance. She also raised concerns about the potential use of the commercial space as a bar, citing existing noise impacts in the area and questioning whether an additional bar would be an appropriate or best use of the space.

Commissioner Bishop closed the public hearing.

Public comments raised concerns about the building's monochromatic appearance and the need for another bar.

Commissioner Finch moved to approve Resolution No. 03-2026, a resolution recommending approval of a Preliminary Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue.

Commissioner Burke seconded the motion. Upon call for the vote by Commissioner Bishop, all members voted in favor.

6. Future Agenda Items

- To be determined.

7. Adjourn Meeting

Commissioner Finch moved to adjourn the meeting, and Commissioner Burke seconded the motion, all members voted in favor. The meeting of the Grand Lake Planning Commission was adjourned at 7:03 p.m.

(Attest)

Alayna Carrell, Town Clerk

James Shockey, Chairman