



Grand Lake Planning Commission

Wednesday, October 08, 2025 at 6:30 PM

Online via Goto Meeting

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

AGENDA

1. Call to Order

Chairman Shockey called the Planning Commission meeting to order at 6:30 P.M. in the Town Hall Board Room.

2. Roll Call

Chairman Shockey confirmed all commissioners are present.

3. Unscheduled Citizen Participation

None.

4. Conflicts of Interest

None.

5. Items for Discussion

A. QUASI JUDICIAL – Resolution 12-2025 - Consideration of a Lot Consolidation Application Located at 107 Perry Street and 405 Mountain Avenue.

Chairman Shockey opened the public hearing.

Emily Weber of Ayres Associates presented Resolution 12-2025, a request for a lot consolidation involving properties at 107 Perry Street and 405 Mountain Avenue, owned by Edna Stoddard and represented by Diane. The properties, located within the Single-Family Residential zoning district, total approximately 15,000 square feet. The request would vacate the shared lot line to create one conforming lot; no new development or site modifications are proposed at this time.

Ms. Weber reviewed the five criteria for lot consolidations under Town Code, noting that the application meets all requirements: it results in a single legal and conforming lot, does not affect access, drainage, easements, or rights-of-way, and has no adverse impact on adjacent properties. She confirmed that public notice requirements were met, including newspaper publication and mailed notices to property owners within 200 feet.

The applicant noted the long-term intent to improve ADA access to the property; however, any future site changes will require separate town review and approval. Ms. Weber also emphasized that only one access is permitted per lot under code, and no right-of-way obstructions are allowed, particularly along the adjacent streets at this corner property.

Staff concluded that the application complies with Chapter 12, Article 6 of the Town Code and recommended that the Planning Commission discuss the request and make a recommendation of approval to the Board of Trustees.

Chairman Shockey opened for public comment. No public comments were made. The public comment was then closed.

Chairman Shockey closed the public hearing.

Commissioner Burke moved, and Commissioner Bishop seconded, to approve Resolution 12-2025, a resolution approving a lot consolidation for properties located at 107 Perry Street and 405 Mountain Avenue. The motion passed unanimously.

B. QUASI JUDICIAL – Resolution 13-2025 – Consideration of a Preliminary Development Application Located at 900 Grand Avenue.

Chairman Shockey opened the public hearing.

Emily Weber of Ayres Associates presented Resolution 13-2025, a preliminary development application for a three-story mixed-use building located at 900 Grand Avenue, at the corner of Grand Avenue and Ellsworth Street. The applicant, 900,000 LLC, represented by Kaylee and Will Wallesen, proposes to redevelop the site with ground-floor commercial space and two residential units—one each on the second and third floors. This is the preliminary review stage, which will be followed by a final review process involving referral agencies, public hearings, and approval by both the Planning Commission and the Board of Trustees.

Ms. Weber reviewed the project's history, noting that the Planning Commission previously recommended approval on August 20 with four conditions: (1) the applicant must apply for a Conditional Use Permit due to the residential percentage exceeding 50%; (2) the third-story setback must be applied to both Grand Avenue and Ellsworth Street frontages; (3) metal should be removed as a primary building material; and (4) the updated renderings presented at that meeting were preferred. The Board of Trustees continued the item on August 25, requesting revised materials to show compliance with these conditions. Updated plans were resubmitted and referred back to the Planning Commission by the Board on September 8 for additional review.

Ms. Weber explained that the revised submittal incorporates the requested step-backs, new wood materials, gable elements, and façade design techniques to reduce building mass and improve compatibility with surrounding structures. She also noted that while the Board of Trustees discussed potential Central Business District overlay standards and updates to "Western Rustic" architectural definitions, those standards have not yet been adopted; therefore, this application must be reviewed under the current Town Code.

Staff analysis confirmed that the proposal meets zoning and design requirements outlined in Chapter 12, Articles 2 and 7 of the Town Code, including open space, parking, and architectural standards. Staff recommended that the Planning Commission review the updated materials, discuss the application, and provide a recommendation to the Board of Trustees.

The applicant, Mr. Wallesen, thanked the Planning Commission for their time and summarized the revisions made in response to prior conditions, public feedback, and comments from both the Board of Trustees and Commissioners. He stated that the applicant's goal is to be a good partner to the Town and community by maintaining transparency, following clear expectations, and addressing all review requirements.

He explained that the project team incorporated all four conditions from the preliminary approval and additional feedback received through the review process. Key revisions included reducing the residential component to meet conditional use permit thresholds, applying the required step backs along both Grand Avenue and Ellsworth Street to enhance the gable roof visibility, and eliminating metal as a primary exterior material. The full-height stone previously proposed on the building's front corner was also removed based on public input.

Mr. Wallesen noted that the applicant has coordinated with Town staff, Ayres Associates, the Grand Lake Fire Department, and other entities to ensure compliance with code requirements. He clarified that while the Board had requested consideration of the proposed Historic Design Overlay, the applicant believes the project should be reviewed under the current code, consistent with Section 12-9-4(b)(3) of the Town Code.

He emphasized that the revised design aligns with the goals of the Town's Comprehensive Plan by promoting year-round use, expanding business capacity on Grand Avenue, increasing retail diversity, and providing usable outdoor space that supports economic resiliency. He stated that the Comprehensive Plan serves as a guiding document rather than a regulatory code, but the project nonetheless reflects its vision and intent.

In closing, Mr. Wallesen reiterated the applicant's commitment to collaboration with the Town, ensuring that the project reflects community feedback and supports both local character and long-term vitality. He concluded by expressing appreciation for the Commission's time and offered to answer any questions.

Chairman Shockey opened for public comment.

Kirsten Heckendorf, 846 Lake Avenue- Mrs. Heckendorf expressed concern about maintaining the character and aesthetic of a specific area in relation to the proposed project. She requested that Emily Weber from Ayres Associates explain the recent changes to the Planning Commission and their purpose in preserving the look and feel of the surrounding stretch. Mrs. Heckendorf emphasized the importance of these protections for future development throughout the area.

Chairman Shockey closed public comment.

Mayor Bergquist addressed the Planning Commission regarding ongoing code updates and the historical overlay district. She acknowledged that the Commission has not been directly involved in prior workshops but assured that opportunities for collaboration would occur after the meeting. She emphasized the importance of open space and building setbacks in maintaining the historical and Western character of the area, noting that proper placement of buildings contributes to the desired streetscape and pedestrian experience.

The Mayor also recognized the challenges and burdens of the review process for the Commission and encouraged members to reach out for further discussion or clarification. She highlighted that while easements on the property were established independently by the applicant, maintaining appropriate setbacks remains critical to preserving the character of the district and supporting future development goals.

Chairman Shockey closed the public hearing.

Discussion included potential adjustments to building setbacks, open space requirements, and placement relative to the boardwalk, balancing functional considerations with historic design guidelines and visual character.

Commissioner Murray moved, and Commissioner Burke seconded, to approve Resolution 13-2025, recommending approval of the preliminary development application for a three-story mixed-use building located at 900 Grand Avenue. Commissioners Burke, Murray, and Bishop voted in favor, while Commissioners Miller, Finch, and Chairman Shockey voted against the motion. Motion failed and will be referred to the Board of Trustees.

C. QUASI JUDICIAL – Resolution 14-2025 – Consideration of a Preliminary Development Application Located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue (known as the Leatherwood Development).

Chairman Shockey opened the public hearing.

Josh Olhava of Ayres Associates presented the preliminary development plan for the Leatherwood project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue. The site is zoned commercial, with a mix of underutilized or vacant properties. The applicant is proposing a multi-building, mixed-use development that includes approximately 16,400 square feet of ground-floor commercial space and 19 residential units on upper floors, with a mix of one-, two-, and three-bedroom units. Parking for all residential units is provided, and on-street parking credits are applied toward commercial requirements. On-site open space also meets code requirements.

Mr. Olhava provided a timeline of the project's review process, beginning with concept plan discussions in 2024, a sketch plan review in December 2024, subsequent variance requests, and revised preliminary plans submitted over the past year. The first-floor residential variance along Lake Avenue was denied, and the applicant incorporated this feedback into the current preliminary plan.

Staff reviewed the preliminary plat, building height, site layout, parking, open space, and architectural design. Building heights are consistent with topography and code allowances, and the architectural design addresses prior comments on windows, roof pitches, material separations, and massing to align with traditional downtown character. Minor refinements will continue in the final plan. Staff found no major deficiencies and recommended approval of the preliminary development plan, noting that conditions and minor adjustments may be applied during the final review process.

Jim Kreutzer, 828 Grand #206- Mr. Kreutzer addressed the Planning Commission regarding the preliminary development plan. He noted that they have finalized a plan that complies with the new code currently under consideration. Mr. Kreutzer mentioned that

they have two alternative plans, both fully meeting zoning requirements for height, mass, density, parking, and other standards, with only one existing variance for first-floor residential along Lake Avenue. He highlighted that the alternative plan removes some open space along Grand Avenue to add additional building area and indicated that, if the Commission desires, they are prepared to present this alternative for review, similar to a prior project where multiple options were provided for the Commission's consideration.

Mr. Olhava from Ayres Associates recommended that the Commission first focus on reviewing the existing preliminary development application as submitted, since it is the current application under consideration. He suggested that, after discussing the current plan, the applicant could also present conceptual changes that might result from potential future code amendments. Mr. Olhava emphasized the importance of maintaining a proper quasi-judicial review process for the submitted application while still allowing the Commission to understand how code updates could influence the project design.

Gabe Bellowe, MA Studios, 315 East Agate- Mr. Bellowe provided an overview of the fourth major revision of the Leatherwood project, focusing on site design, building massing, setbacks, frontages, parking, open space, and building heights. He clarified that detailed architectural materiality and articulation would be addressed during final review, while tonight's discussion centered on preliminary site and building layout.

Mr. Bellowe highlighted several changes based on prior feedback: the commercial kiosk was removed, and ground-floor units along Lake Avenue were converted from residential to commercial to activate the pedestrian frontage. The Lake Avenue building gained approximately 400 square feet in footprint, all commercial, while the Grand Avenue building increased by 1,200 square feet to balance the project. These revisions resulted in a modest increase in total commercial space and a reduction of roughly 3,000 square feet of residential space on the ground level. Upper-floor residential units largely remained unchanged, with parking provided off the alley for residents and service areas to maintain public right-of-way functionality.

He explained that building heights were calculated from the lowest corner of the footprint, in compliance with code, and that residential units included a mix of one-, two-, and three-bedroom units, each with two parking spaces to allow for guests. Commercial parking utilized on-street parking credits as outlined in code. Open space requirements remain met, with 35% of the site allocated to functional, year-round pedestrian and patio areas.

Mr. Bellowe concluded by emphasizing the team's commitment to incorporating Planning Commission feedback, collaborating with staff, and moving the project toward final review, aligned with the staff's recommendation for approval.

Chairman Shockey opened for public comment.

Kyle Masterson 220 Park Avenue- Mr. Masterson expressed concern about the proposed reduction of green space along the lakefront at the project site. He noted that the majority of the lawn between the boardwalk and the building is being removed to accommodate additional parking spaces. Mr. Masterson referenced his involvement in the town's Master Plan process and emphasized the community's past discussions about preserving and enhancing green space, particularly given the town's limited lakefront access. While

acknowledging the need for parking, he urged the developer, planners, trustees, and commissioners to carefully consider the trade-off between maintaining green space and adding parking.

Kirsten Heckendorf, 846 Lake Avenue- Mrs. Heckendorf expressed concerns regarding the proposed addition of parking spaces on Lake Avenue. She noted that increasing parking would not address existing traffic and safety issues, citing past observations of congestion where cars were parked on both sides of the street, creating conflicts between drivers and pedestrians. She emphasized that adding parking may be counterproductive if the long-term goal is to manage traffic flow and improve safety in the area.

Chairman Shockey closed public comment.

Chairman Shockey closed the public hearing.

Discussion included the applicant's modifications to site design, building massing, and ground-floor commercial use in response to community and staff feedback. Adjustments included the removal of a commercial kiosk and refinements to pedestrian frontage, building setbacks, and façade articulation. Parking arrangements were reviewed, with residential parking planned off the alley, including tandem spaces and double-wide units, and commercial parking credits applied from on-street spaces. Open space requirements were addressed, with considerations for stormwater management and maintaining green space.

Commissioner Finch made a motion, which was seconded by Commissioner Murray. The motion carried unanimously. The Planning Commission recommends approval of Resolution 14-2025, supporting the preliminary plat and preliminary development plan for a new mixed-use commercial and residential development located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, commonly referred to as the Leatherwood Development.

6. Future Agenda Items

To be determined.

7. Adjourn Meeting

This meeting of the Grand Lake Planning Commission was adjourned at 8:36 PM.

James Shockey, Chairman

ATTEST:

Alayna Carrell, Town Clerk