



Grand Lake Planning Commission

Wednesday, January 07, 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

Chairman Shockey called the planning commission meeting to order at 6:30 pm.

2. Roll Call

Chairman Shockey, Commissioners Bishop, Finch, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Carrell.

Commissioner Bishop moved to excuse Commissioner Burke's absence from the meeting. Commissioner Finch seconded the motion. Upon a vote called by Chairman Shockey, the motion passed unanimously.

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. Consideration to Approve Meeting Minutes

A. December 3, 2025

B. December 17, 2025

Commissioner Murray moved to approve the meeting minutes for December 3, 2025, and December 17, 2025. Commissioner Bishop seconded the motion. Chairman Shockey called for a vote, and the motion passed unanimously.

6. Items for Discussion

A. QUASI JUDICIAL – Resolution 01-2026 – Review and Recommendation of a Final Plat and Final Development Plan for the Leatherwood Project, Located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue.

The Grand Lake Planning Commission discussed the Leatherwood final plat and development plan. The project, located off Grand and Lake Avenues, includes multi-story, mixed-use buildings with increased commercial office space (19,000 sq. ft.) and residential units (22 units). Parking credits were calculated based on

existing striped spaces on Lake Avenue. The development plan includes 40 residential parking spaces and landscaping features. The project aims for 32% open space, with boardwalks and covered areas. Phasing will occur in three stages, focusing on commercial spaces first. The commission emphasized the importance of maintaining architectural integrity and public space activation. The Grand Lake Planning Commission discussed the final development plan for a mixed-use project on Lake Avenue. Key points included a 40-foot maximum height, with setbacks of 12 feet for the second and third stories. The project includes a board and batten system for framing walls and fire-retardant materials. Concerns were raised about the size of the units and parking requirements.

Commissioner Finch moved to approve Resolution 01-2026, a resolution recommending approval of the Final Plat and Final Development Plan for a new mixed-use commercial and residential development known as the Leatherwood Project, located at 1016 Grand Avenue and 1001, 1005, and 1007 Lake Avenue, subject to the following conditions:

1. Outdoor hot tubs shall be fully screened or shall not be permitted on balconies along Grand Avenue to preserve visibility from public spaces along Grand Avenue.
2. Roof materials and railing materials shall be added to the materials board.

Commissioner Murray seconded the motion. Chairman Shockey called for the vote, and the motion passed unanimously.

7. Future Agenda Items

B. Election of Officers – Election of Planning Commission Chair and Vice Chair

C. 2026 Land Use Regulations Update Topics of Interest – Processes, General Organization/Clean-Up

8. Adjourn Meeting

Trustee Miller moved to adjourn the meeting, and Commissioner Finch seconded the motion. The meeting of the Grand Lake Planning Commission was adjourned at 8:13 p.m.

(Attest)

Alayna Carrell, Town Clerk

James Shockey, Chairman