



Grand Lake Planning Commission

Wednesday, December 17, 2025 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, Burke, Murray, and Trustee Miller were present, along with Town Manager Kudron and Town Clerk Carrell.

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

3. Consideration to Approve Meeting Minutes

A. August 20, 2025

B. October 8, 2025

C. October 22, 2025

Commissioner Murray moved to approve the meeting minutes for August 20, 2025, October 8, 2025, and October 22, 2025. Commissioner Bishop seconded the motion. Chairman Shockey called for a vote, and the motion passed unanimously.

4. Unscheduled Citizen Participation

No public comment was made.

5. Conflicts of Interest

None.

6. Items for Discussion

A. QUASI JUDICIAL – Sketch – Consideration of a Preliminary Development Application Located at 900 Grand Avenue.

The Planning Commission held a quasi-judicial hearing to review a sketch plan for a 3-story mixed-use building at 900 Grand Avenue, proposed by 900 Thousand LLC. The applicant, represented by Will Wallesen, presented updated plans that addressed previous concerns about building height, setbacks, and street wall design.

Chairman Shockey opened the public comment period. No public comments were made in person; however, Town Manager Kudron reported receiving one public comment via email expressing opposition to three-story buildings in the historic

district, though the comment did not specifically reference the current project. Chairman Shockey then closed the public comment period.

Commissioners provided feedback on various aspects of the design, including window placement, snow retention, and the appearance of the building's facade. The commission noted that the project meets current code requirements but will require a variance for open space due to the 30-day window before new regulations take effect. Staff will incorporate these comments into a memo for the Board of Trustees, which will review the project at its next meeting on January 12th.

7. Future Agenda Items

- Leatherwood

8. Adjourn Meeting

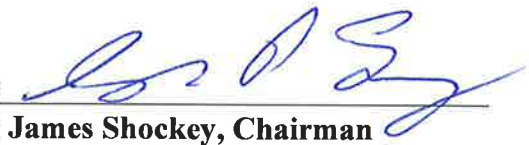
Commissioner Murray moved to adjourn the meeting, and Commissioner Burke seconded the motion. The meeting of the Grand Lake Planning Commission was adjourned at 7:12 p.m.

(Attest)



Alayna Carrell, Town Clerk




James Shockey, Chairman