



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.

Chairman Shockey opened the public hearing. No public comment was received, and the public hearing was subsequently closed.

Commissioner Murray moved to approve Resolution No. 02-2026, recommending approval of a Conditional Use Permit for 620 Grand Avenue to allow a mixed-use building with greater than 50% residential floor area, where a maximum of 50% residential use is otherwise permitted by right. The motion was seconded by Commissioner Bishop.

7. Future Agenda Items

- To be determined.

8. Adjourn Meeting

Commissioner Bishop moved to adjourn the meeting, and Commissioner Burke seconded the motion. The meeting of the Grand Lake Planning Commission was adjourned at 7:03 p.m.

(Attest)



Alayna Carrell, Town Clerk

James Shockey, Chairman