



Grand Lake Planning Commission

Wednesday, February 18, 2026 at 6:30 PM

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

1. Call to Order

Chairman Shockey called the planning commission meeting to order at 6:32 pm.

2. Roll Call

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

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. January 7, 2026

Commissioner Murray moved to approve the meeting minutes for January 7, 2026. Commissioner Finch seconded the motion. Chairman Shockey called for a vote, and the motion passed unanimously.

6. Items of Business

A. **QUASI JUDICIAL (PUBLIC HEARING): Resolution 02-2026 - Conditional Use Permit request for 620 Grand Avenue related to the mix of residential and commercial uses in a proposed building remodel.**

The Grand Lake Planning Commission considered a Conditional Use Permit application for a building remodel located at 620 Grand Avenue. The proposed development consists of two residential units and one commercial unit, resulting in a mix of approximately 53.3% residential and 46.5% commercial use. The Commission confirmed that all conditions established during the prior design review, including mitigation of snow shedding and the construction of required parking and a boardwalk, have been satisfied. The applicant, Tony Zurn, further proposed seasonal closure of the patio from November 1 through May 1 to address snow shedding concerns.

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