



# Grand Lake Planning Commission

Wednesday, October 04, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

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

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## AGENDA

1. Call to Order
2. Roll Call
3. Consideration to approve Meeting Minutes

[Minutes](#) 08-16-2023

[Minutes](#) 09-20-2023

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.*
5. Conflicts of Interest
6. Items of Business
7. Items for Discussion
  - A. Recommendation to Allow Fence Over the Allowable Eight Foot Height at Cokers Corner Minor Sub also known as 1680 Sunnyside Dr.
8. Future Agenda Items
9. Adjourn Meeting

For live streaming (listening only) scan the QR code.  
You will not be able to actively participate via the web streaming.



<https://us06web.zoom.us/j/84585084546?pwd=UG1Nb2FWQIFERG5aU2hwcFVZTHRodz09>

**You can also dial in using your phone. 1 (719) 359- 4580**

**Meeting ID: 845 8508 4546**

**Access Code: 496153**



# Grand Lake Planning Commission

Wednesday, August 16, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

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## AGENDA

1. Call to Order: Call to Order at 6:31PM.
2. Roll Call
  - PRESENT
  - Chairman James Shockey
  - Commissioner John Murray
  - Commissioner Judy Burke
  - Commissioner Heather Bishop
  - Commissioner Greg Finch
  - Trustee Michael Sobon
3. Unscheduled Citizen Participation: No unscheduled citizen participation.
4. Conflicts of Interest: No conflicts of interest.
5. Items of Business (*This was originally listed as an Item of Discussion by mistake, the correction was addressed during the meeting*)
  - A. **QUASI JUDICIAL (PUBLIC HEARING)** : Consideration to Grant an Variance to Height Regulations for Retaining Walls at 1204 West Portal Rd, Grand Lake, Colorado.  
Public Hearing was opened at 6:36PM.  
  
The item was presented by Community Development Director White.  
  
Applicants, Cindy Biersdorfer & Kieth Nichols, of 1204 West Portal Road, Grand Lake, Colorado, came up to discuss their application.  
  
Sondra Beckett, of 1620 West Portal Road, Grand Lake, Colorado, came up to speak in favor of the variance.  
  
Public Hearing was closed at 7:01PM.  
  
Motion made to Recommend a Variance to Height Regulations for Retaining Walls at 1204 West Portal Road by Commissioner Burke, Seconded by Commissioner Finch.  
Voting Yea: Chairman Shockey, Commissioner Burke, Commissioner Bishop, Commissioner Murray, Trustee Sobon  
Voting Nay: Commissioner Finch  
**- Approved 5:1-**
6. Future Agenda Items: Commission requesting an update on pocket parks.

7. Adjourn Meeting: Adjourned at 7:11PM.  
Motion to adjourn meeting made by Commissioner Murray, Seconded by Chairman Shockey.  
Voting Yea: Chairman Shockey, Commissioner Murray, Commissioner Burke, Commissioner Bishop,  
Commissioner Finch, Trustee Sobon

ATTEST:

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James Shockey, Chairman

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Alayna Carrell, Town Clerk



# Grand Lake Planning Commission

Wednesday, September 20, 2023 at 6:30 PM

Town Hall - 1026 Park Ave. \* Participation In-Person Only\*

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

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## AGENDA

1. Call to Order: Meeting was called to order at 6:30PM by selected temporary chairperson Heather Bishop.

2. Roll Call

PRESENT: Commissioner John Murray, Commissioner Judy Burke, Commissioner Heather Bishop, Trustee Michael Sobon

ABSENT

Chairman James Shockey, Commissioner Greg Finch

Motion to excuse Chairman Shockey and Commissioner Finch made by Commissioner Burke, Seconded by Commissioner Murray.

Voting Yea: Commissioner Bishop, Commissioner Burke, Commissioner Murray, Trustee Sobon **-Approved 4:0-**

3. Consideration to approve Meeting Minutes

Minutes 07-19-2023

Motion to approve 7-19-2023 minutes made by Commissioner Murray, Seconded by Commissioner Burke.

Voting Yea: Commissioner Bishop, Commissioner Murray, Commissioner Burke, Trustee Sobon **-Approved 4:0-**

4. Unscheduled Citizen Participation: No unscheduled citizen participation

5. Conflicts of Interest: No conflicts of interest.

6. Items of Business

A. Recommendation to Allow Fence Height Over Standard Size at Cokers Corner Minor Sub also known as 1680 Sunnyside Dr.

Community Development Director White presented the recommendation.

The applicant, Larry Broderick, of 1620 Grand Ave, Grand Lake, CO, commented on the request to allow the fence.

Motion made by Commissioner Murray to approve the Recommendation to Allow Fence Height Over Standard Size at Cokers Corner Minor Sub also known as 1680 Sunnyside Dr. with the following

conditions: The tallest part of the fence can be no taller than 8 feet in height and all required permits are obtained through the County and the Town, Trustee Sobon second.

Voting Yea: Commissioner Burke, Commissioner Bishop. Commissioner Murry, Trustee Sobon. -  
**Approved 4:0-**

7. Items for Discussion

Trustee Sobon gave a Board of Trustee update.

8. Future Agenda Items

The Commission has requested an update on pocket parks and roads.

9. Adjourn Meeting

Motion to adjourn meeting was made by Commissioner Murray, Seconded by Commissioner Burke.

Voting Yea: Commissioner Bishop, Trustee Sobon, Commissioner Murray. Commissioner Burke.

Meeting ajourned at 7:41PM.

ATTEST:

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James Shockey, Chairman

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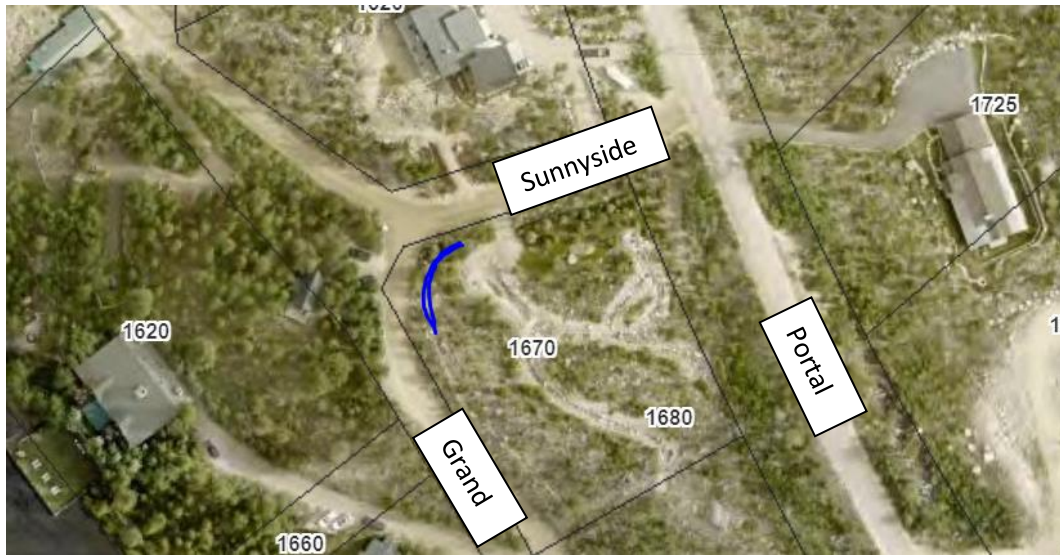
Alayna Carrell, Town Clerk



Date: 10/4/2023

To: Chairman Shockey and Commissioners  
From: Kimberly White, Community Development Department

Re: Recommendation to Allow Fence Height Over Standard Size at Cokers Corner Minor Sub also known as 1680 Sunnyside Dr.



**Purpose:**

Applicant is requesting to build a stone gate and fence section over the allowed six-foot height, which requires Planning Commission approval per design standards of the municipal code 12-7-4 (E) (4). The height of the stone wall will be seven (7) feet, the columns on the east and west end will be eight (8) feet, the stone archway will be nine (9) feet to accommodate the seven (~7) foot doorway, and the columns flanking the archway will be (eleven) 11 feet (figure 1)



Figure 1

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099  
PH. 970/627-3435  
FAX 970/627-9290  
E-MAIL: town@townofgrandlake.com



**Background:**

On May 10th, 2021 The Board of Trustees approved Resolution 13-2021, a variance to allow the garden gazebo to be built on the vacant lot at 1680 Sunnyside Dr. without a primary structure being in place. The 8’ gaming fence was also allowed to be placed with a building permit in place, as the fence was made of allowable materials and was not over the allowable 8’ height.

The owner submitted multiple designs for a stone wall with multiple turrets. Staff reviewed the illustrations and determined that it did not meet the design code section 12-7-4 (E) as it was not in harmony “with the adjacent building architecture and the surrounding natural environment”

The applicant revised the drawings and resubmitted them without the turrets (figure 2) basing the design on a nearby fireplace relic (figure 3) and stone wall that is on the adjacent property (figure 4). On September 20<sup>th</sup>, the Planning Commission reviewed the application for the 10’ walls with 14’ columns and recommended to the Board to allow the proposal but at a height not greater than 8’ and required a building permit per Residential Building Code. The application was heard by the Board of Trustees on September 25<sup>th</sup>, 2023 and the application was denied, but recommended that the applicant take a new application to the Planning Commission and request recommendation with a shorter fence height.

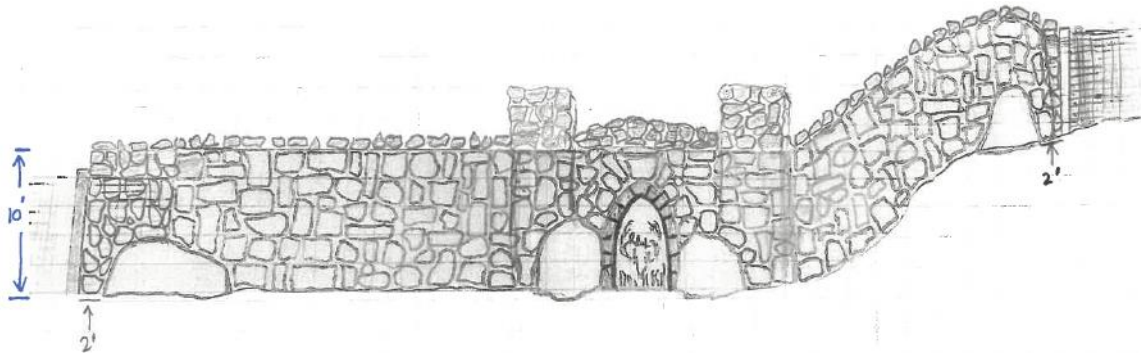


Figure 2

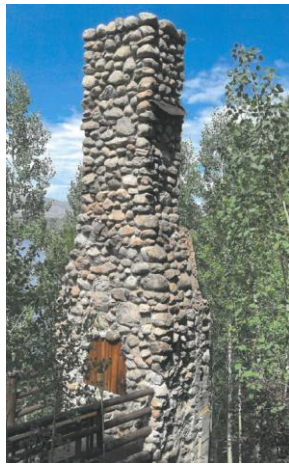


Figure 3



Figure 4

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**Staff Notes:**

The height of the fence is over the allowable 8’ height and must be reviewed by the planning commission based on the design requirements listed in section 12-7-8 of the Town Municipal Code. If approved, the applicant must submit a building permit for review and approval by the Town and the County prior to construction of said structure.

**Municipal Code:**

12-7-4-(E)4. Fences shall be constructed of wood, native or imitation stone in a style and color harmonious with the adjacent building architecture and the surrounding natural environment.

... (a) no chainlink....

(b) Fences over eight (8') feet in height shall be reviewed by the Planning Commission for approval or denial.

Per international residential building code (R105.2), which is adopted by Town code 9-1-2, if a fence is over six (6) feet, it must have a building permit.

**12-7-8 Design Review Procedures and Submission Requirements.**

(B) Design review approval will be based on how the proposal integrates with the local and immediate context. Review of proposed plans, materials, and colors will consider both the positive and negative impacts on the surrounding buildings and adjacent spaces and natural environment. Consideration factors shall include:

1. The proposal's consideration to the local and immediate context of the existing buildings, the natural environment, historical aspects and the local community culture. Determination will be based on the design elements listed herein as well as:

(a) The proposal's overall harmony with adjacent buildings, open and public spaces.

(b) Any graphic design that might interfere with public safety or does not add to or enhance the aesthetic value of the Town of Grand Lake will be denied.

2. The elemental design tools of composition, proportion, scale, and rhythm are important elements for achieving a balance between unity and complexity in design. These tools may be used to improve the limitations of architectural style and to achieve buildings with more timeless visual assets. Each of these design tools will be applied to the materials, surfaces, massing and street wall (if applicable) of buildings to better indicate use, visual interest, and creation of a more appropriate balance with human scale. Design Elements include:

(a) Scale- the proportion used to determine the relationships and harmony between different elements (existing surroundings including buildings and natural elements, to better define heights and widths and depth).

(b) Composition- the organization of parts (including non-built spaces) of a project to achieve a unified whole.

(c) Proportion- the relationship of one (1) part to another or to the whole.

(d) Rhythm- the relative variation of regular and repetitive elements (how surface materials begin and end and how a switch form one (1) material to another occurs).





**Recommended Motions:**

The Commission has the following options:

1. Motion to the Board of Trustees to Recommend \_\_\_\_\_  
or
2. Motion to the Board of Trustees to Recommend \_\_\_\_\_  
with the following conditions \_\_\_\_\_.
- or
3. Motion to Deny

Below are exhibits submitted by the applicant for consideration of this request.

Exhibit A: Reduced height of fence and wall by 3’.

Exhibit B: Adjacent property as seen from public ROW

Exhibit C: Images of relics of foundation walls and stone theme that are used for architectural reference.

Exhibit D: Materials that will be used for the wall.

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# COKER'S CORNER ENTRY GATE

Exhibit A

Section 7, Item A.

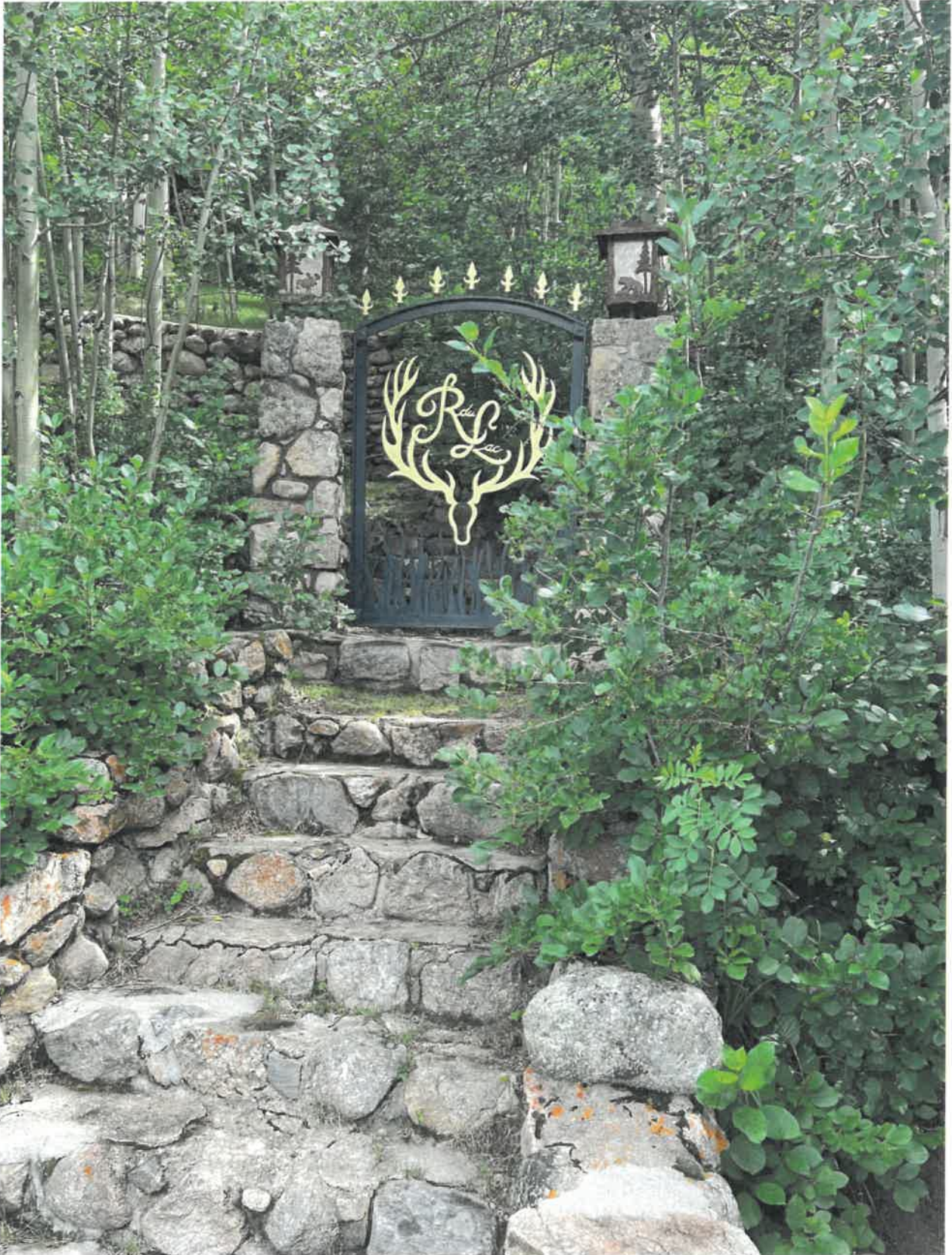


★ PLEASE NOTE THAT VS. THE ORIGINAL PROPOSAL (PLANNING COMMISSION), THE WALL ITSELF HAS BEEN LOWERED FROM 10' TO 7' = 3' LOWER; THE TOWERS HAVE BEEN LOWERED FROM 14' TO 11' = 3' LOWER.

THIS WILL ALSO ENABLE US TO USE THE HUGE ROCK WE HAVE PURCHASED FOR THIS PURPOSE.



Exhibit C



2.



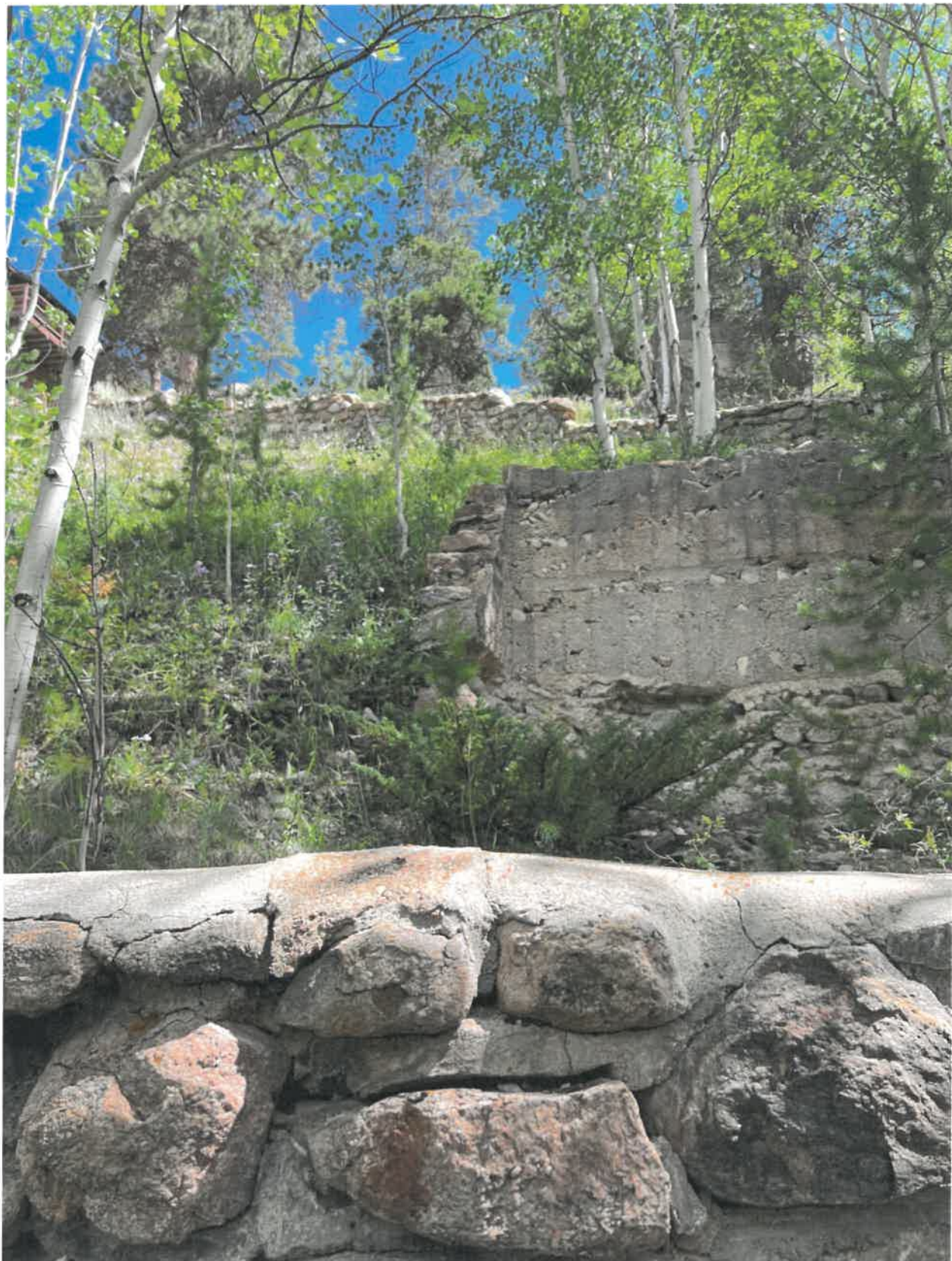
7.



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M.





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19.





