



Grand Lake Planning Commission

Wednesday, July 15, 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

Commissioner Bishop called the planning commission meeting to order at 6:39 pm.

2. Roll Call

Commissioners Burke, Bishop (via Zoom), Murray, Elliott, Trustee Finch, and Trustee Miller were present, along with Town Clerk Carrell.

3. Conflicts of Interest

None.

4. Items of Business

A. [QUASI JUDICIA] Final Development Plan Application and Resolution 06-2026 – 900 Grand Avenue Mixed-Use Development

Emily Weber, Contract Planner with Ayres Associates, presented Resolution No. 06-2026 regarding a Final Development Plan application for a mixed-use commercial and residential development located at 900 Grand Avenue. The proposed development includes approximately 2,000 square feet of commercial space on the ground floor and two residential units on the upper floors.

Ms. Weber reviewed the application and the project's compliance with applicable zoning requirements, parking standards, and Central Business District design standards. The Planning Commission discussed revisions made since the preliminary plan, including adjustments to the proposed parking configuration due to power line easements. The Commission also discussed the gable elements shown on the east elevation that were not reflected on the north elevation and requested that the complete building elevation be reviewed to ensure consistency with the approved design.

Will Wallesen, applicant, stated that he has met with the Fire Chief regarding internal building code requirements. He explained that the County will provide guidance during its building permit review regarding acceptable exterior cladding and fire-protection requirements. Potential options under consideration include incorporating a one-hour fire-rated exterior wall with non-treated cladding or using fire-treated exterior materials.

Commissioner Burke opened the public hearing for public comment. No public comment was received, and Commissioner Burke subsequently closed the public hearing.

Trustee Miller motioned approved Resolution No. 06-2026, a resolution to approve the Final Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue, with a condition to review the full elevation showing the gables. Chairman Murray seconded the vote.

7. Future Agenda Items

- To be determined.

8. Adjourn Meeting

Trustee Miller 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 7:26 p.m.

(Attest)




Alayna Carrell, Town Clerk


James Shockey, Chairman