



BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, October 7, 2025

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:33 PM.

PRESENT:

Commissioner Carlsted
Commissioner Cleary
Commissioner Johnson
Commissioner Manin
Commissioner O'Brien
Commissioner Beck

ABSENT:

Commissioner Watts

Also present: Interim Town Manager Steve Rabe; Deputy Town Clerk John DeBee; Owner's Representative Tim Gerken, Rooted Architecture

Approval of Minutes

A. Minutes – August 5, 2025

Commissioner O'Brien moved and Commissioner Beck provided a second to approve the minutes of the August 2025 Planning and Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 0102 Silverheels Road - New Construction

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating proposed project's substantial compliance with all but three (3) standards, which require specific Planning Commission approval: 1) slope of the shed roof; 2) size of the windows; and 3) construction materials.

Commissioner O'Brien moved and Commissioner Beck provided a second to approve the project as submitted. Those voting aye: Commissioner Carlsted, Commissioner Johnson, Commissioner Manin, Commissioner O'Brien and Commissioner Beck. Those voting no: Commissioner Cleary. Motion passed.

Adjourn

Commissioner Johnson moved to adjourn the meeting and Commissioner O'Brien provided a second. All ayes – motion passed.

Chairman Johnson adjourned the meeting at 6:01 PM.