



Planning Commission Meeting

441 3rd Street, Mead

April 15, 2026

Agenda

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, the meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2aqr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem William Jorgensen
Commissioner Charles Gehringer
Commissioner Chad Rademacher
Commissioner Timothy Corliss
Commissioner Alternate Ryan Sword
Commissioner Alternate Jean Bratcher

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting March 18, 2026

6. Adjournment

7. Work Session

- a. 7 Comprehensive Plan Vision Statements
- b. PUD Submittal/Review/Referral Process

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.



Minutes

6:00 p.m. to 10:00 p.m. Regular Meeting

Chair Karen Peterson called the regular meeting of the Planning Commission to order at 6:00 p.m.

1. Call to Order – Roll Call

Present:

Chair Karen Peterson
Chair Pro Tem William Jorgensen
Commissioner Timothy Corliss
Commissioner Alternate Jean Bratcher

Absent:

Commissioner Charles Gehringer — **Excused**
Commissioner Chad Rademacher — **Excused**
Commissioner Alternate Ryan Sword — **Excused**

Also present:

Community Development Director Todd Bjerkaas; Town Planner Alex Ailey; Secretary Ana Bohl; Karen Henry with Henry Design Group; Bryan Reid, PE, Entitlement Manager; Tyler Robinson, PE

Attending via remote access:

Assistant Town Attorney Silvia Buchenic

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

3. Review and Approve Agenda

Commissioner Corliss motioned to approve the agenda as written. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Jorgensen, Commissioner Corliss, Commissioner Bratcher

Nays: None

Abstaining: None

Passed

4. Public Comment:

There were no public comments.

5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting February 18, 2026

Commissioner Jorgensen motioned to approval of Minutes - Regular Meeting February 18, 2026. Commissioner Corliss seconded the motion.

Ayes: Chair Peterson, Commissioner Jorgensen, Commissioner Corliss, Commissioner Bratcher

Nays: None

Abstaining: None

Passed

6. Public Hearing

- a. Mead Municipal Code Changes - Wildfire Resiliency - CANCELLED

Chair Peterson informed that there was a notice for public hearing for today for Mead Municipal Code Changes to Wildfire Resiliency and it has been cancelled.

- b. Highland Lake Comprehensive Plan Amendment

Chair Peterson informed that the application for Highland Lake Comprehensive Plan Amendment has been withdrawn, and the public hearing has been cancelled.

- i. Continued from September 17th and December 17th, 2025. The application has been withdrawn, and the public hearing has been cancelled.

- c. Land Use Code Update — Public Facilities Zoning District

- i. **Resolution No. 02-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guidelines Applicable thereto, Including Amendments to Section 16-2-10—General Provisions, Section 16-3-30—Zoning Districts and Boundaries, Section 16-3-40—Use Regulations, Section 16-3-50—Specific Use Standards, Section 16-3-70—Temporary Uses, and Section 16-3-80—Density and Dimensional Standards

Chair Peterson opened the public hearing at 6:05 p.m.

The Community Development Director presented proposed text amendments to establish a Public Facility Zoning District within the land use code, aiming to provide flexibility for specific municipal uses and services on town-owned properties. The amendments address six subsections in Articles 2 and 3 of the code, including use regulations, specific use standards, temporary uses, density and dimensional standards. Staff recommended approval.

Chair Peterson opened public comment.

Mr. David Hennings expressed his concerns about the growth of the town, houses, water, traffic.

Chair Peterson closed the public hearing at 6:17 p.m.

Commissioners discussed and asked questions, and they were addressed by Mr. Bjerkaas.

Commissioner Jorgensen motioned to approve **Resolution No. 02-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Certain Text Amendments to the Mead Land Use Code to Establish a Public Facility (PF) Zoning District and Provide Standards and Guidelines Applicable thereto, Including Amendments to Section 16-2-10—General Provisions, Section 16-3-30—Zoning Districts and Boundaries, Section 16-3-40—Use Regulations, Section 16-3-50—Specific Use Standards, Section 16-3-70—Temporary Uses, and Section 16-3-80—Density and Dimensional Standards. Commissioner Corliss

seconded the motion.

Ayes: Chair Peterson, Commissioner Jorgensen, Commissioner Corliss, Commissioner Bratcher

Nays: None

Abstaining: None

Passed

d. Mead Village PUD

- i. **Resolution No. 03-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Single-Family Residential (RSF-4) with Planned Unit Development (PUD) Overlay for the Property known as Mead Village

Chair Peterson opened the public hearing at 6:24 p.m.

Town Planner Alex Ailey presented the proposal for single-family residential (RSF-4) zoning with a planned unit development (PUD) overlay, which would allow for a maximum of 701 dwelling units across eight planning areas. The PUD aims to provide diverse housing options, enhance existing neighborhoods, and include additional amenities such as parks and trails. Staff recommended approval of the proposal.

Chair Peterson opened public comment

Ms. Barbara Hillstrom with address at 15775 CR 5, Mead, expressed her concerns and was opposed to the proposal.

Ms. Susan Orona with an address at 16062 Ginger Ave, Mead, expressed her concerns and was opposed to the proposal.

Chair Peterson Closed the public hearing at 6:44 p.m.

Karen Henry with Henry Design Group, Bryan Reid, PE, Entitlement Manager, Tyler Robinson, PE representing the applicant group, along with Director Bjerkaas, Planner Ailey and Assistant Attorney Buchenic, all participated in responding to questions and comments raised by the commissioners.

Commissioner Corliss motioned to approve **Resolution No. 03-PC-2026** — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of a Zoning Designation of Single-Family Residential (RSF-4) with Planned Unit Development (PUD) Overlay for the Property known as Mead Village. Commissioner Bratcher seconded the motion.

Ayes: Chair Peterson, Commissioner Corliss, Commissioner Bratcher

Nays: Commissioner Jorgensen

Abstaining: None

Passed

7. Adjournment

Commissioner Corliss motioned to adjourn. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Jorgensen, Commissioner Corliss, Commissioner Bratcher

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 6:45 p.m. on Wednesday, March 18, 2026.

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary