



Built On What Matters

Town of Frederick Planning Commission Agenda

Frederick Town Hall

401 Locust Street

Thursday, July 31, 2025

6:30 PM

Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Planning Commission. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- A. Approval of Minutes

Action Agenda

- B. 25-PCR-08 and 25-PCR-09 Preschool Adventures Conditional Use and
Wavier request -
Bailey Arvizu, Planning Technician

Discussion Items

Other Business

- C. Next Regular Meeting: August 21, 2025.

Adjournment



Town of Frederick Planning Commission

Meeting Minutes June 26, 2025

Call to Order – Roll Call: At 6:32 pm Chairperson Moe called the meeting to order and requested roll call.

Present were Chairperson Moe, Vice Chair Conroy, Planning Commissioner Scott, and Planning Commissioner Kelley.

Also present were Planning Manager Ali Van Deutekom, Senior Planner Audem Gonzalez, Deputy Town Attorney Christine Francescani, Civil Engineer Jason Berg, and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: No Additions to the agenda.

Special Presentations:

Public Comment:

Staff Reports:

Consent Agenda: Motion by Commissioner Scott and seconded by Vice Chair Conroy to approve the Consent Agenda.

Upon roll call vote, motion passed unanimously.

Approval of Minutes:

Action Agenda:

Resolution 25-PCR-06: A Resolution of the Planning Commission Recommending Approval of the Silverstone Commons Minor Subdivision: No Public Comment.

Motion by Commissioner Kelley and seconded by Vice Chair Conroy to Approve 25-PCR-06 with the condition to revise the dedicatory statement to remove references to public roads and lands.

Upon roll call vote, motion passed unanimously.

Resolution 25-PCR-07 A Resolution of the Planning Commission Recommending Approval of the Wheatlands Preliminary Development Plan and Preliminary Plat: Public Comment: Katherine Lewis, property owner to the North. They are concerned about windblown trash and pollution impacting their farmland. They are also concerned with the walking path along the ditch, and how close it would bring foot traffic to their backyard. She also raised concerns about safety issues with the speed and depth of water in the ditch. As well as concerns about storm water and exit of water from the property.

Seeing no further public comment, the public hearing was closed.

The planning commission recommends that the Board of Trustees considers the concerns raised in public comment during their decision.

Motion by Commissioner Scott and seconded by Vice Chair Conroy to approve 25-PCR-07 with the condition that the cover sheet be updated to reflect the accurate number of units.

Upon roll call vote, motion passed unanimously.

Discussion Items :

Commissioner Reports:

Other Business:

Joint Session with the Board of Trustees- July 8th

Regular Planning Commission Meeting- July 31st: Other business:

Joint session to talk about land use code.

July 8th part of the regular meeting agenda.

7:00 pm start time.

July 31 Regular Meeting in July

Adjournment: There being no further business of the Planning Commission,
Charperson Moe adjourned the meeting at 8:07 pm.



Built On What Matters

Kristie Conroy, Vice
Chairperson

TOWN OF FREDERICK

Planning Commission

Staff Report

Tracy Moe, Chairperson

Nathan Scott,
Commissioner
Roger Kelley,
Commissioner

25-PCR-08 and 25-PCR-09 Preschool Adventures Conditional Use and Wavier request

Agenda Date: Planning Commission July 31, 2025

Attachments:

1. Resolution 25-PCR-09
2. Resolution 25-PCR-08

Reviewed By:

Action Type

3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

Strategic Plan Alignment:



COMMUNITY AND ECONOMIC VITALITY– Frederick is a community that fosters economic, recreational, cultural, and environmental vitality and builds upon and enhances a variety of economic opportunities. Frederick celebrates its downtown and regards it as a gem in the region.

2.1 Create a funding strategy to facilitate the implementation of the Frederick Recreation Area Master Plan.

2.2 Continue implementing our retail attraction strategy to target regional and destination opportunities, traditional and non-traditional retailers, hospitality, and sit-down eating establishments.

- 2.3 Begin implementation of revitalization strategies for the downtown with "gazelle like" energy to include short-term, mid-term, and long-term projects.
- 2.4 Complete the Downtown Plan by mid 2025.
- 2.5 Continue work on updating the Land Use Code in connection with 1.2 above.

Summary Statement:

A Conditional Use Application for a "Day Care Center, Adult or Child" (Preschool Adventures) located at 3773 Monarch Street, Units A & B within the Industrial Zone District. A Waiver to Section 3.4.6.b.(ii).(2).(a) of the Land Use Code to conditions to allow for the consideration of a Conditional Use Application in the Industrial Zone District.

Detail of Issue/Request:

The applicant, Athletic Adventures, currently operates a children's gymnastics center at 3773 Monarch Street, Units A & B, in the Town of Frederick. The business is proposing to expand its services by introducing Preschool Adventures, a movement-based early childhood education program designed to meet the growing community demand for preschool options focused on physical activity and development.

Under the Town's Land Use Code, the proposed Preschool Adventures program is classified as a "Day Care Center, Adult or Child", a use that includes preschools. The property is zoned Industrial (I), where a "Day Care Center, Adult or Child" is permitted only as a Conditional Use.

To be eligible for a Conditional Use in the Industrial zone, the Land Use Code requires the following two conditions to be met (Section 3.4.6.b.(ii).(2).(a)):

1. The use must be primarily intended to provide an amenity to employees within the zoning district; and
2. Existing and approved uses within 1,320 feet must not pose a material hazard to the adults or children receiving care.

The applicant has submitted documentation demonstrating compliance with Condition #2, confirming that no existing or approved uses within 1,320 feet present a hazard to children.

The applicant is requesting a Waiver from Condition #1 to allow the preschool program to serve the broader community, rather than limiting enrollment to children of employees within the Industrial zoning district. The waiver request is intended to

support the community's need for more early childhood education opportunities, particularly those centered around movement-based learning.

Legal Comments:

The application has been reviewed by the Town Attorney's office.

Alternatives/Options

Approval:

I move to approve 25-PCR-08, which recommends approval of the Preschool Adventures Conditional Use and Wavier request to the Board of Trustees.

Approval with Conditions:

I move to approve 25-PCR-08, which recommends approval of the Preschool Adventures Conditional Use and Wavier request to the Board of Trustees with the following conditions: (list conditions)

Denial:

I move to approve 25-PCR-08, which recommends denial of the Preschool Adventures Conditional Use and Wavier request to the Board of Trustees: (list criteria not met)

Financial Considerations

Not Applicable

Staff Recommendation

Staff recommends that the Planning Commission recommend approval to the Board of Trustees of both the Conditional Use and Waiver application.

Community Impact

A Resolution of the Planning Commission

Recommending Approval for the Preschool Adventures, 3773 Monarch Street, Unit A & B, Waiver

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Preschool Adventures, 3773 Monarch Street, Unit A & B, Waiver for the purpose of _____ has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public hearing held July 31, 2025.
- 1.4 Proper notice was given according to Section 4.5. of the Frederick Land Use Code.
- 1.5 Said application conforms with the applicable requirements of Section 4.7.8.c. of the Frederick Land Use Code, namely:
 - a. The waiver, if granted, will not be detrimental to the public good.
 - b. Due to exceptional conditions peculiar to the site, practical difficulties or an unnecessary hardship is placed on the landowner, and such practical difficulties or unnecessary hardship has not been created by the applicant.
 - c. The waiver, if granted, does not create a conflict with a Comprehensive Plan that has been the subject of a Comprehensive Plan update within the five (5) years preceding the application.
 - d. The waiver, if granted, does not impair the intent and purpose of this Code.
 - e. The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor diminish the value, use or enjoyment of adjacent property.
 - f. The waiver, if granted, is the minimum variance that will afford relief and is the least modification possible of the subdivision ordinance provisions which are in question.

Section 2.

- 2.1 A public hearing was held and the public was able to provide testimony.
- 2.2 The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the Waiver application.

This resolution was approved this 31st day of July, 2025 by a vote of ____ to ____.

Tracy Moe, Chairperson, Planning Commission

25 – PCR – 08

A Resolution of the Planning Commission

**Recommending Approval of the Preschool Adventures, 3773 Monarch Street, Unit A & B,
Conditional Use**

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Preschool Adventures, 3773 Monarch Street, Unit A & B, Conditional Use for the purpose of _____ has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public hearing held July 31, 2025.
- 1.4 Proper notice was given according to Section 4.5. of the Frederick Land Use Code.
- 1.5 Said application conforms with the applicable requirements of Section 4.9.4. of the Frederick Land Use Code, namely
 - a. The conditional use will satisfy all applicable provisions of this Code and subdivision regulations unless a variance is being requested.
 - b. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan; provided, that if a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board may consider instead the impacts of the conditional use on public health, safety, and welfare, including but not limited to its anticipated impacts on the balance of land uses in the Town and the need for the conditional use in the context in which it is proposed.
 - c. The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.
 - d. The conditional use will not substantially alter the basic character of the district in which it is located or jeopardize the development or redevelopment potential of the district.
 - e. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
 - f. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods.
 - g. The applicant has submitted evidence that all applicable local, state, and federal permits have been or will be obtained.

Section 2.

- 2.1 A public hearing was held and the public was able to provide testimony.
- 2.2 The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3.

On the basis of the above, the Town of Frederick Planning Commission recommends approval of the Conditional Use application.

This resolution was approved this 31st day of July, 2025 by a vote of ____ to ____.

Tracy Moe, Chairperson, Planning Commission