



PLANNING COMMISSION REGULAR MEETING

MONDAY, FEBRUARY 23, 2026

MINUTES

Monday, February 23, 2026

6:00 PM

Hearing Room

1. Call to Order

Commissioner McKesson took over as Acting Chair and presented hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Mark Hampton
Commissioner Ed Kubly
Commissioner Michael McKesson, Acting Chair
Commissioner Ed Rhodes
Commissioner Jim Smallwood, Secretary
Alternate Mark Witkiewicz

EXCUSED

Commissioner Calvin Downs, Vice Chair

- c. Attorney Certification of the Agenda

Arielle Dennis, Assistant County Attorney, stated that all items on today's agenda have been reviewed by the County Attorney's Office, they have been properly noticed, and the Commission has jurisdiction to hear them.

- d. Planning Commission Disclosures

None.

2. Approval of Minutes

- a. Unofficial Minutes from February 2, 2026.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from February 2, 2026.

RESULT: APPROVED
MOVER: Jim Smallwood
SECONDER: Len Abruzzo

AYES: Len Abruzzo, Mark Hampton, Mike McKesson, Mark Witkiewicz
ABSTAIN: Ed Kubly, Ed Rhodes, Jim Smallwood

3. Land Use Hearing Items

- a. Ramblewood Preliminary Plan – Project File: SB2025-040.

Trevor Bedford, AICP, Senior Planner - Department of Community Development – presented the proposed application.

The applicant’s representative, Daniel Jennings, Denver, CO – provided additional information.

The applicant’s representative, Dan Sheldon, Miller United Real Estate – provided additional information.

Commissioner McKesson opened public comment.

Lisa Frahm, Douglas County, CO – provided comment.

Scott Rehner, Douglas County, CO – provided comment.

Alandra Mothorpe, Parker, CO – provided comment.

Nicole Kembel, Douglas County, CO – provided comment.

James Whittlesey, Centennial, CO – provided comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

Commissioner Jim Smallwood moved to recommend approval of the Ramblewood Preliminary Plan – Project File: SB2025-040, subject to the five conditions recommended by staff.

RESULT: APPROVED
MOVER: Jim Smallwood
SECONDER: Mark Witkiewicz
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Jim Smallwood, Mark Witkiewicz
NAYS: Mark Hampton, Ed Rhodes

- b. Douglas County Zoning Resolution Amendments for Large Day-Care Homes – Project File: DR2025-007.

Melanie Estrada, SDA Planning Technician, Department of Community Development - presented the proposed application.

Commissioner McKesson opened public comment.

Alandra Mothorpe, Douglas County, CO – provided comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

Commissioner Jim Smallwood moved to recommend approval of the Douglas County Zoning Resolution Amendments for Large Day-Care Homes – Project File: DR2025-007.

RESULT: APPROVED

MOVER: Jim Smallwood

SECONDER: Len Abruzzo

AYES: Len Abruzzo, Mark Hampton, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

4. **Adjournment**

The meeting was adjourned at 7:21 p.m.

Jim Smallwood, Secretary

Samantha Hutchison, Recording Secretary