



PLANNING COMMISSION REGULAR MEETING

MONDAY, SEPTEMBER 8, 2025

AGENDA

Monday, September 8, 2025

6:00 PM

Hearing Room

Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the responsible staff person.

Instructions to access the video or audio of the meeting are available here:
<https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
To submit written public comment and/or exhibits for a Planning Commission meeting, please send them, in advance, to planningcommission@douglas.co.us. Instructions for providing audio comments at the remote meeting are available at the webpage above.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
- c. Attorney Certification of the Agenda
- d. Planning Commission Disclosures

2. Approval of Minutes

- a. Unofficial Minutes from August 18, 2025. **3888**
Attachments: [Unofficial Minutes from August 18, 2025](#)

3. Land Use Hearing Items

- a. Ridgeway Zone 3 Water Main Project – Location and Extent – Project File: **3887**
LE2025-009.
Carolyn Washee-Freeland, AICP, Senior Planner — *Department of Community Development*
Attachments: [Staff Report - LE2025-009](#)

- b. Meribel Village Filing 1, 9th Amendment – Zone Map Change – Project File: **3885**
DR2025-003.

Mike Pesicka, AICP, Principal Planner — *Department of Community Development*

Attachments: [Staff Report - DR2025-003](#)

- c. Pinery Meadows Preliminary Plan – Project File: SB2025-009. **3886**

Eric Pavlinek, Principal Planner — *Department of Community Development*

Attachments: [Staff Report - SB2025-009](#)

4. Adjournment

The Next Regular Meeting Will be Held on Monday, September 22, 2025 @ 6:00 p.m.