



PLANNING COMMISSION REGULAR MEETING
MONDAY, SEPTEMBER 8, 2025
MINUTES

Monday, September 8, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Gilmartin presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo - Virtual
Commissioner Stephen Allen
Commissioner Calvin Downs
Commissioner Jack Gilmartin
Commissioner Edward Rhodes
Alternate Mark Witkiewicz

EXCUSED

Commissioner C.J. Garbo
Commissioner Michael McKesson
Commissioner Jim Smallwood

- c. Attorney Certification of the Agenda
Arielle Denis, 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 August 18, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from August 18, 2025.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Mark Witkiewicz

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes, Mark Witkiewicz

ABSTAIN: None

3. Land Use Hearing Items

a. Ridgegate Zone 3 Water Main Project – Location and Extent – Project File: LE2025-009.

Carolyn Washee-Freeland, AICP, Senior Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Aidan Feehan, Merrick & Company – provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Carson Besgrove, Merrick & Company – provided additional information.

Commissioner Ed Rhodes moved to approve the Ridgegate Zone 3 Water Main Project – Location and Extent – Project File: LE2025-009.

RESULT: APPROVED

MOVER: Ed Rhodes

SECONDER: Stephen Allen

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes, Mark Witkiewicz

NAYS: None

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

Mike Pesicka, AICP, Principal Planner - Department of Community Development - presented the proposed application.

Walter Kowalski, applicant - provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Ed Rhodes moved to recommend approval of the Meribel Village Filing 1, 9th Amendment – Zone Map Change – Project File: DR2025-003.

RESULT: APPROVED
MOVER: Ed Rhodes
SECONDER: Calvin Downs
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes,
Mark Witkiewicz
NAYS: None

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

Eric Pavlinek, Principal Planner - Department of Community Development - presented the proposed application.

Carl Runge, Integrity Land Ventures – provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Jackson Givens, Integrity Land Ventures – provided additional information.

Commissioner Stephen Allen moved to recommend approval of the Pinery Meadows Preliminary Plan Water Appeal – Project File: SB2025-009, subject to the (1) condition recommended by staff.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Ed Rhodes
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes,
Mark Witkiewicz
NAYS: None

Commissioner Ed Rhodes moved to recommend approval of the Pinery Meadows Preliminary Plan – Project File: SB2025-009, subject to the (10) conditions recommended by staff.

RESULT: APPROVED
MOVER: Ed Rhodes
SECONDER: Stephen Allen
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes,
Mark Witkiewicz
NAYS: None

4. Adjournment

The meeting was adjourned at 7:02 p.m.



Calvin Downs, Secretary



Samantha Hutchison, Recording Secretary