



**PLANNING COMMISSION REGULAR MEETING**  
**MONDAY, SEPTEMBER 22, 2025**  
**MINUTES**

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**Monday, September 22, 2025**

**6:00 PM**

**Hearing Room**

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**1. Call to Order**

Commissioner Gilmartin presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

**PRESENT**

Commissioner Len Abruzzo  
Commissioner Stephen Allen  
Commissioner Jack Gilmartin  
Commissioner Michael McKesson  
Commissioner Edward Rhodes  
Commissioner Jim Smallwood  
Alternate Mark Witkiewicz

**EXCUSED**

Commissioner Calvin Downs

- c. Attorney Certification of the Agenda

Chris Pratt, 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 September 8, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from September 8, 2025.

**RESULT:** APPROVED

**MOVER:** Stephen Allen

**SECONDER:** Mark Witkiewicz

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

**ABSTAIN:** Jim Smallwood, Mike McKesson

**3. Land Use Hearing Items**

Items g. and h. were moved to the beginning of the Hearing so that they may be continued to a later date.

Commissioner Stephen Allen moved to continue the Antelope Crossing – Rezoning from Agricultural One to Large Rural Residential – Project File: ZR2024-015 and Antelope Crossing – Minor Development Final Plat – Project File: SB2024-066, to October 6<sup>th</sup>, 2025 meeting at 6:00pm.

**RESULT:** APPROVED  
**MOVER:** Stephen Allen  
**SECONDER:** Mike McKesson  
**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz  
**NAYS:** None

a. 3663 Timber Mill Parkway – Location and Extent – Project File: LE2025-013.

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

The applicant’s representative, Dereck Holscher, Ulteig, Operations, LLC – provided additional information.

Commissioner Gilmartin opened public comment.

Tom Bowles, Franktown, CO – provided public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Mark Witkiewicz moved to approve the 3663 Timber Mill Parkway – Location and Extent – Project File: LE2025-013.

**RESULT:** APPROVED  
**MOVER:** Mark Witkiewicz  
**SECONDER:** Len Abruzzo  
**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz  
**NAYS:** None

b. 6523 N. State Highway 83 – Pinery Water and Wastewater – Location and Extent – Project File: LE2025-014.

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

The applicant's representative, Robin Kriss, JVA, Inc., - provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Richard Krulish, The Pinery – provided additional information.

Commissioner Ed Rhodes moved to approve the 6523 N. State Highway 83 – Pinery Water and Wastewater – Location and Extent – Project File: LE2025-014.

**RESULT:** APPROVED  
**MOVER:** Ed Rhodes  
**SECONDER:** Len Abruzzo  
**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz  
**NAYS:** None

c. Sterling Ranch Filing 1, Tract P – Location and Extent – Project File: LE2025-015.

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

The applicant's representative, Jackie Millet– 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 Len Abruzzo moved to approve the Sterling Ranch Filing 1, Tract P – Location and Extent – Project File: LE2025-015.

**RESULT:** APPROVED  
**MOVER:** Len Abruzzo  
**SECONDER:** Stephen Allen  
**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz  
**NAYS:** None

- d. Piney Lake Trails, Tracts A, B, and C – Location and Extent – Project File: LE2025-016.

Heather Scott, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Clark Reid – 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 Jim Smallwood moved to approve the Piney Lake Trails, Tracts A, B, and C – Location and Extent – Project File: LE2025-016.

**RESULT:** APPROVED

**MOVER:** Jim Smallwood

**SECONDER:** Mark Witkiewicz

**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz

**NAYS:** None

- e. Solstice Filing 4 and 5, Tracts A, B, and C – Location and Extent – Project File: LE2025-017.

Brett Thomas, AICP, Chief Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Jessica Ricalde – provided additional information.

Commissioner Gilmartin opened public comment.

Jane Brautigam, Douglas County – provided public comment.

James Widrig, Douglas County – provided public comment.

Michael Cohen, Douglas County – provided public comment.

Amy Larson, Douglas County – provided public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Ryan McDermed – provided additional information.

Commissioner Ed Rhodes moved to approve the Solstice Filing 4 and 5, Tracts A, B, and C – Location and Extent – Project File: LE2025-017.

**RESULT:** APPROVED  
**MOVER:** Ed Rhodes  
**SECONDER:** Stephen Allen  
**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mike McKesson, Ed Rhodes, Jim Smallwood, Mark Witkiewicz  
**NAYS:** None

f. Sundown Oaks Metropolitan District – New Service Plan – Project File: SV2025-005.

DJ Beckwith, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Nicole Peykov – provided additional information.

Commissioner Gilmartin opened public comment.

Diana Love, Franktown, CO – provided public comment.

Debra Bowman, Douglas County, CO – provided public comment.

Tom Bowles, Franktown, CO – provided public comment.

James Rogers, Douglas County, CO – provided public comment.

Malcom Bledel, Douglas County, CO – provided public comment.

Richard Love, Franktown, CO – provided public comment.

Jack Schuler, Douglas County, CO – provided public comment.

Doug Ausby, Douglas County, CO – provided public comment.

Joe Varablick, Franktown, CO – provided public comment.

Jim Garcia, Castle Rock, CO – provided public comment.

David Jacobs, Douglas County, CO – provided public comment.

Fred Call, Franktown, CO – provided public comment.

Patrick Naper, Douglas County, CO – provided public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Stephen Allen moved to recommend approval of the Sundown Oaks Metropolitan District – New Service Plan – Project File: SV2025-005 with the condition as stated at the hearing.

**RESULT:** APPROVED  
**MOVER:** Stephen Allen  
**SECONDER:** Mark Witkiewicz  
**AYES:** Len Abruzzo, Stephen Allen, Mike McKesson, Jim Smallwood, Mark  
Witkiewicz  
**NAYS:** Jack Gilmartin, Ed Rhodes

**4. Adjournment**

The meeting was adjourned at 9:14 p.m.



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Calvin Downs, Secretary



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Samantha Hutchison, Recording Secretary