



PLANNING COMMISSION REGULAR MEETING

MONDAY, APRIL 6, 2026

MINUTES

Monday, April 6, 2026

6:00 PM

Hearing Room

1. Call to Order

Commissioner McKesson was appointed Acting Chair and proceeded to present hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Marc Reyher
Alternate Mark Witkiewicz

EXCUSED

Commissioner Calvin Downs, Chair
Commissioner Mark Hampton, Vice Chair
Commissioner Ed Rhodes
Commissioner Jim Smallwood, Secretary

- 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

Commissioner Mark Witkiewicz stated he has a possible conflict with item (a), Project File LE2026-003.

County Attorney Chris Pratt asked Commissioner Witkiewicz if he or any member of his immediate family stands to financially gain from the outcome of this application. Commissioner Witkiewicz stated, "No."

County Attorney Chris Pratt asked if Commissioner Witkiewicz will receive any benefit other than the availability of utility to his property, the same as other customers in the area. Commissioner Witkiewicz stated, "No."

County Attorney Chris Pratt asked if Commissioner Witkiewicz will be able to hear the item this evening and judge it on the merits before him without any bias. Commissioner Witkiewicz said, “Yes.”

County Attorney Chris Pratt stated for the record that because this item is a Location and Extent application, this is a utility location being heard this evening and if we did not have Commissioner Witkiewicz, we would not have a quorum and by law this application would be deemed approved. He stated we will need Commissioner Witkiewicz in order to be able to deny this application.

2. Approval of Minutes

- a. Unofficial Minutes from March 16, 2026.

Commissioner Ed Kubly moved that the Commission approve the Minutes from March 16, 2026.

RESULT: APPROVED

MOVER: Ed Kubly

SECONDER: Mark Witkiewicz

AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

3. Land Use Hearing Items

- a. 495 Dawson Trails Boulevard CORE Battery Storage – Location and Extent – Project File: LE2026-003.

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

The applicant’s representative, Derek Holscher, Holtek – provided additional information.

Commissioner McKesson opened public comment.

There was no public comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant’s representative, Brooks Kaufman, CORE Electric – provided additional information.

Commissioner Ed Kubly moved to approve the 495 Dawson Trails Boulevard CORE Battery Storage – Location and Extent – Project File: LE2026-003.

RESULT: APPROVED

MOVER: Ed Kubly

SECONDER: Len Abruzzo

AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

- b. Highlands Ranch Planned Development, 84th Amendment – Major Planned Development – Project File: ZR2026-002.

Matt Jakubowski, AICP, Chief Planner, Department of Community Development - presented the proposed application.

The applicant's representative, Daniel Jennings, Norris Design – provided additional information.

Commissioner McKesson opened public comment.

Kelly Paulson, Highlands Ranch, CO – provided comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant's representative, Adam Wallace, Pagewest Acquisitions – provided additional information.

Commissioner Mark Reyer moved to recommend approval of the Highlands Ranch Planned Development, 84th Amendment – Major Planned Development – Project File: ZR2026-002, subject to the (1) condition recommended by staff.

RESULT: APPROVED

MOVER: Mark Reyer

SECONDER: Ed Kubly

AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

- c. Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment – Use by Special Review – Project File: US2025-001.

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

The applicant's representative, Dalton Ellis, Sedalia Landfill – provided additional information.

Commissioner McKesson opened public comment.

There was no public comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

The applicant's representative, Jason Edwards, Weaver Consultants – provided additional information.

Commissioner Mark Witkiewicz moved to recommend approval of Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment – Use by Special Review – Project File: US2025-001, subject to the (2) conditions recommended by staff.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Ed Kubly
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

d. Bloom Preliminary Plan – Project File: SB2025-017.

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

The applicant’s representative, Eric Carlson, Folster Graham Milstein & Calisher LLP – provided additional information.

The applicant’s representative, Paul Shoukas, PCS Group – provided additional information.

Commissioner McKesson opened public comment.

There was no public comment.

Commissioner McKesson closed public comment.

Commissioner McKesson opened Planning Commission discussion.

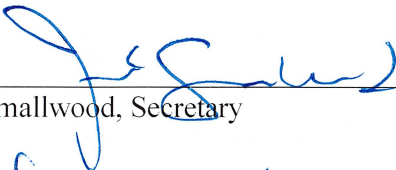
The applicant’s representative, Chris McGranahan, LSC Transportation Consultants – provided additional information.

Commissioner Mark Witkiewicz moved to recommend approval of the Bloom Preliminary Plan – Project File: SB2025-017, subject to the (5) conditions recommended by staff and the additional condition recommended by the Planning Commission.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Mark Reyer
AYES: Len Abruzzo, Ed Kubly, Mike McKesson, Marc Reyer, Mark Witkiewicz

4. Adjournment

The meeting was adjourned at 8:21 p.m.



Jim Smallwood, Secretary



Samantha Hutchison, Recording Secretary