

## PLANNING COMMISSION REGULAR MEETING

MONDAY, MAY 6, 2024

### MINUTES

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Monday, May 6, 2024

6:00 PM

Hearing Room

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#### 1. Call to Order

Commissioner Browning presented virtual hearing instructions.

a. Pledge of Allegiance

b. Roll Call

**PRESENT** Commissioner Jim Browning  
Commissioner C. J. Garbo  
Commissioner Jay Longmire  
Commissioner Edward A. Rhodes  
Commissioner Stephen S. Allen  
Commissioner Michael McKesson

**EXCUSED** Commissioner Priscilla S. Rahn  
Alternate Matt Collitt  
Commissioner Jack Gilmartin  
Commissioner John Griffith  
Alternate Barrett Miller

c. Attorney Certification of the Agenda

Andrew Steers, 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 April 15, 2024.

Commissioner Edward A. Rhodes moved that the Commission approve the Minutes from April 15, 2024

**RESULT:** APPROVED

**MOVER:** Edward A. Rhodes

**SECONDER:** Michael McKesson

**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes

**ABSTAIN:** Stephen S. Allen

**3. Land Use Hearing Items**

- a. 5121 Country Club Drive - Waucondah Wastewater Treatment Facility Phase Two Project, Location and Extent - Project File: LE2024-010.

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

The applicant's representative, Sam Wood, Perry Park Water and Sanitation District, 5676 Red Rock Dr, Larkspur, CO 80118 - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Michael McKesson moved that the Commission recommend approval of 5121 Country Club Drive - Waucondah Wastewater Treatment Facility Phase Two Project, Location and Extent - Project File: LE2024-010.

**RESULT:** RECOMMENDED APPROVAL

**MOVER:** Michael McKesson

**SECONDER:** Stephen S. Allen

**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes, Stephen S. Allen

***Commissioner C.J. Garbo joined online at 6:26pm***

- b. 8008 Y Camp Road - Location and Extent - Project File: LE2024-011.

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

The applicant's representative, Jeff Vaughn, Radio Systems Supervisor for DCSO, 4000 Justice Way, Castle Rock, 80109 - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Edward A. Rhodes moved that the Commission recommend approval of 8008 Y Camp Road - Location and Extent - Project File: LE2024-011

**RESULT:** RECOMMENDED APPROVAL  
**MOVER:** Edward A. Rhodes  
**SECONDER:** Jay Longmire  
**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes,  
Stephen S. Allen, C. J. Garbo

- c. Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A - Location and Extent - Project File: LE2024-012.

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

The applicant's representative, Alan McQueen, 4085 Lark Sparrow St, Highlands Ranch, CO 80126 - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Jay Longmire moved that the Commission recommend approval of Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A - Location and Extent - Project File: LE2024-012

**RESULT:** RECOMMENDED APPROVAL  
**MOVER:** Jay Longmire  
**SECONDER:** C. J. Garbo  
**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes,  
Stephen S. Allen, C. J. Garbo

- d. Castle Mesa South, Lots 2 and 3 - Zone Map Change - Project File: DR2023-003.

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

The applicant's representative, Tom Engleby (property owner), 1110 S Peak View Dr, Castle Rock, CO 80109 - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Edward A. Rhodes moved that the Commission recommend approval of Castle Mesa South, Lots 2 and 3 - Zone Map Change - Project File: DR2023-003.

**RESULT:** RECOMMENDED APPROVAL  
**MOVER:** Edward A. Rhodes  
**SECONDER:** Michael McKesson  
**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes, Stephen S. Allen, C. J. Garbo

- e. 10595 Newlin Gulch Blvd., 5th Amendment - Use by Special Review Amendment – Project File: US2023-008, subject to (1) condition recommended by staff.

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

The applicant representatives, Pastor Kirk Youngblood, Parker Bible Church, 10595 Newlin Gulch Blvd, Parker, CO 80134 and Keith Zahller, Lee Architects/Interior Designers, 2525 S Wadsworth Blvd, Denver, CO 80227 - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Michael McKesson moved that the Commission recommend approval of 10595 Newlin Gulch Blvd., 5th Amendment - Use by Special Review Amendment – Project File: US2023-008, subject to (1) condition recommended by staff.

**RESULT:** RECOMMENDED APPROVAL  
**MOVER:** Michael McKesson  
**SECONDER:** Stephen S. Allen  
**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes, Stephen S. Allen, C. J. Garbo

- f. Castle Pines Village Preliminary Plan Filing 14A, 2nd Amendment - Project File: SB2023-033, subject to (5) conditions recommended by staff.

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

The applicant's representative, Daniel Madison, PE, Manhard Consulting, 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Stephen S. Allen moved that the Commission recommend approval of Castle Pines Village Preliminary Plan Filing 14A, 2nd Amendment - Project File: SB2023-033, subject to (5) conditions recommended by staff.

**RESULT:** RECOMMENDED APPROVAL  
**MOVER:** Stephen S. Allen  
**SECONDER:** C.J. Garbo  
**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes, Stephen S. Allen, C. J. Garbo

- g. Vacation of Certain Roads in Meribel Village Filing 1 - Project File: SB2023-043, subject to (3) conditions recommended by staff.

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

The applicant representatives, Garry Lawrenz, Meribel Village Resident, Kamil Tazi, 6250 Statter Cir, Larkspur, CO 80118, and Marian Woodward, Project Manager for Meribel Village - provided comment.

Commissioner Browning opened citizen comment.

Citizen comment: None.

Commissioner Browning closed citizen comment.

Commissioner Browning opened Planning Commission discussion.

Commissioner Edward A. Rhodes moved that the Commission recommend approval of Vacation of Certain Roads in Meribel Village Filing 1 - Project File: SB2023-043, subject to (3) conditions recommended by staff.

**RESULT:** RECOMMENDED APPROVAL  
**MOVER:** Edward A. Rhodes  
**SECONDER:** Jay Longmire  
**AYES:** Jim Browning, Jay Longmire, Michael McKesson, Edward A. Rhodes, Stephen S. Allen, C. J. Garbo

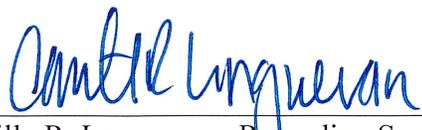
**4. Adjournment**

The meeting was adjourned at 8:16 p.m.



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Michael McKesson, Secretary



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Camille R. Longuevan, Recording Secretary