



PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 18, 2025

MINUTES

Monday, August 18, 2025

6:00 PM

Hearing Room

1. Call to Order

Commissioner Garbo presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Stephen Allen
Commissioner C.J. Garbo
Commissioner Jack Gilmartin
Commissioner Michael McKesson
Commissioner Jim Smallwood
Alternate Mark Witkiewicz

EXCUSED

Commissioner Len Abruzzo
Commissioner Calvin Downs
Commissioner Edward Rhodes

- c. Attorney Certification of the Agenda

Andrew Steers, Deputy 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 that there are conflicts for items SV2025-004 and SB2025-026 and he will be abstaining from voting on these items and will be recusing himself from those discussions.

2. Approval of Minutes

- a. Unofficial Minutes from August 4, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from August 4, 2025.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Jack Gilmartin
AYES: Stephen Allen, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood, Mark Witkiewicz
ABSTAIN: None.

3. Land Use Meeting Items

- a. Cottonwood Metropolitan District – Service Plan 1st Amendment – Project File: SV2025-004.

Commissioner Mark Witkiewicz recused himself from the discussion and left the hearing room.

Lauren Pulver, Planning Supervisor - Department of Community Development - presented the proposed application.

The applicant’s representative, George Rowley, WBA Local Government Law – provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Stephen Allen moved to recommend approval of the Cottonwood Metropolitan District – Service Plan 1st Amendment – Project File: SV2025-004.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Jack Gilmartin
AYES: Stephen Allen, C. J. Garbo, Jack Gilmartin, Jim Smallwood
NAYS: Mike McKesson

4. Land Use Hearing Items

- a. Sterling Ranch filing 7A, tract U – Location and Extent – Project File: LE2025-011.

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

Jessica Gottschalk, Sterling Ranch Community Authority Board - provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Mike McKesson moved to approve the Sterling Ranch Filing 7A, Tract U – Location and Extent – Project File: LE2025-011.

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Mark Witkiewicz
AYES: Stephen Allen, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood, Mark Witkiewicz
NAYS: None.

- b. Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent – Project File: LE2025-010.

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

Jessica Gottschalk, Sterling Ranch Community Authority Board – provided additional information.

Commissioner Garbo opened public comment.

There was no public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Jack Gilmartin moved to approve the Sterling Ranch Filing 3A, 3rd Amendment, Lot 324-A – Location and Extent – Project File: LE2025-010.

RESULT: APPROVED
MOVER: Jack Gilmartin
SECONDER: Mike McKesson
AYES: Stephen Allen, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood, Mark Witkiewicz
NAYS: None

- c. Pinery West Underground Feeder Extension – Location and Extent – Project File: LE2025-012.

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

Derek Holscher, Ulteig – provided additional information.

Commissioner Garbo opened public comment.

Joanne McDevitt, Douglas County, Colorado – provided public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Mark Witkiewicz moved to approve the Pinery West Underground Feeder Extension – Location and Extent – Project File: LE2025-012.

RESULT: APPROVED
MOVER: Mark Witkiewicz
SECONDER: Stephen Allen
AYES: Stephen Allen, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood, Mark Witkiewicz
NAYS: None

- d. Twin Oaks Road and Clarkes Circle Road Vacations – Project File: SB2025-026.

Commissioner Mark Witkiewicz recused himself from the discussion and left the hearing room.

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

Dan Clemens, Twin Oaks Metropolitan District – provided additional information.

Damion Cox, Twin Oaks Metropolitan District – provided additional information.

Commissioner Garbo opened public comment.

Lisa Skidmore, Douglas County, Colorado – provided public comment.

Glen Tuscan, Douglas County, Colorado – provided public comment.

Andy Hough, Douglas County, Colorado – provided public comment.

Nathan Conley, Douglas County, Colorado – provided public comment.

Dennis Ingram, Douglas County, Colorado – provided public comment.

Sullivan Manion, Douglas County, Colorado – provided public comment.

Wade Devery, Douglas County, Colorado – provided public comment.

Gene Osborne, Douglas County, Colorado – provided public comment.

Craig Obrien, Douglas County, Colorado – provided public comment.

John Hollbberg, Douglas County, Colorado – provided public comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Town Oaks Road and Clarkes Circle Road Vacations – Project File: SB2025-026, subject to the five (5) conditions recommended by staff.

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Stephen Allen
AYES: Stephen Allen, C. J. Garbo, Jack Gilmartin, Mike McKesson, Jim Smallwood
NAYS: None

5. Adjournment

The meeting was adjourned at 8:35 p.m.



Calvin Downs, Secretary



Samantha Hutchison, Recording Secretary