



PLANNING COMMISSION REGULAR MEETING

MONDAY, DECEMBER 15, 2025

MINUTES

Monday, December 15, 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
Commissioner Stephen Allen
Commissioner Calvin Downs
Commissioner Jack Gilmartin
Commissioner Ed Kubly
Commissioner Ed Rhodes
Commissioner Jim Smallwood
Alternate Mark Witkiewicz

EXCUSED

Commissioner Mark Hampton
Commissioner Michael McKesson

- 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 Ed Kubly stated he has disclosures pertaining to the Range Metro District item LE2025-024 and will recuse himself from the room during this item.

Andrew Steers stated that is acceptable provided that Commissioner Ed Kubly leaves the room at that time.

2. Approval of Minutes

- a. Unofficial Minutes from December 1, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from December 1, 2025.

RESULT: APPROVED

MOVER: Stephen Allen

SECONDER: Ed Rhodes

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

3. Land Use Hearing Items

- a. 2050 Douglas County Transportation Plan.

Curt Weitkunaut, AICP, Planning Manager - Department of Community Development – requested the 2050 Douglas County Transportation Plan be moved to the February 2, 2026, hearing at 6:00 p.m.

Commissioner Len Abruzzo moved to continue the hearing for the 2050 Douglas County Transportation Plan to February 2, 2026, at 6:00 p.m.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Ed Kubly

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

NAYS: None

- b. 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet Buildings – Location and Extent – Project File: LE2025-022.

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

The applicant's representative, Matt Stoub, Eidos Architects – 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 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet Buildings – Location and Extent – Project File: LE2025-022.

RESULT: APPROVED

MOVER: Len Abruzzo

SECONDER: Stephen Allen
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Kubly, Ed Rhodes, Jim Smallwood, Mark Witkiewicz
NAYS: None

c. Range Metro District Offsite Utilities Project – Location and Extent – Project File: LE2025-024.

Commissioner Ed Kubly recused himself from this item and left the room.

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

The applicant's representative, Mimi Williams, Kimley Horn – provided additional information.

Commissioner Gilmartin opened public comment.

Randall Poet, Sedalia, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Mark Nickless, consultant – provided additional information.

Commissioner Jim Smallwood moved to approve the Range Metro District Offsite Utilities Project – Location and Extent – Project File: LE2025-024.

RESULT: APPROVED
MOVED: Jim Smallwood
SECONDER: Stephen Allen
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Ed Rhodes, Jim Smallwood, Mark Witkiewicz
NAYS: None
ABSTAIN: Ed Kubly

The Planning Commission took a brief recess to allow Commissioner Ed Kubly to re-enter the room.

d. Town of Sedalia, Block 7, Lots 9 through 14 – Use by Special Review – Project File: US2025-009.

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

The applicant's representatives, Carol Givan and Joe Givan – 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 Town of Sedalia, Block 7, Lots 9 through 14 – Use by Special Review – Project File: US2025-009 with two conditions.

RESULT: APPROVED

MOVER: Ed Rhodes

SECONDER: Mark Witkiewicz

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

NAYS: None

e. Pinery Planned Development, 34th Amendment – Major Planned Development Amendment – Project File: ZR2025-010.

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

The applicant's representative, Dan Avery, Douglas County, CO County Admin – provided additional information.

Commissioner Gilmartin opened public comment.

Jackie Millet, Douglas County School District – provided comment.

Cathlene Zaffore, Douglas County, CO – provided comment.

Alex Cates, Douglas County, CO – provided comment.

Anen Raghuvanshi, Douglas County, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Calvin Downs moved to recommend approval of the Pinery Planned Development, 34th Amendment – Major Planned Development Amendment – Project File: ZR2025-010 with one condition.

RESULT: NO RECOMMENDATION

MOVER: Calvin Downs

SECONDER: Stephen Allen

AYES: Stephen Allen, Calvin Downs, Ed Kubly, Jim Smallwood

NAYS: Len Abruzzo, Jack Gilmartin, Ed Rhodes, Mark Witkiewicz

f. Highlands Ranch Planned Development, 82nd Amendment – Major Planned Development Amendment – Project File: ZR2025-011.

Cur Weitkunaut, AICP, Planning Manager - Department of Community Development - presented the proposed application.

The applicant's representative, Dan Avery, Douglas County, CO County Admin – provided additional information.

Commissioner Gilmartin opened public comment.

Jackie Millet, Douglas County School District – provided comment.

Jeffrey Combs, Douglas County, CO – provided comment.

Karen Allen, Douglas County, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Calvin Downs moved to recommend approval of the Highlands Ranch Planned Development, 82nd Amendment – Major Planned Development Amendment – Project File: ZR2025-011 as originally presented by staff with one condition.

RESULT: APPROVED

MOVED: Calvin Downs

SECONDER: Ed Rhodes

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

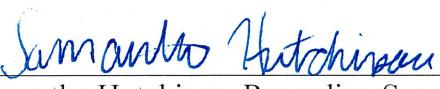
NAYS: None

4. Adjournment

The meeting was adjourned at 8:14 p.m.



Calvin Downs, Secretary



Samantha Hutchison
Samantha Hutchison, Recording Secretary