



## PLANNING COMMISSION REGULAR MEETING

**MONDAY, OCTOBER 20, 2025**

### MINUTES

---

**Monday, October 20, 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 Jack Gilmartin  
Commissioner Mark Hampton  
Commissioner Ed Kubly  
Commissioner Michael McKesson  
Commissioner Ed Rhodes - Virtual  
Commissioner Jim Smallwood  
Alternate Michael McCormick

**EXCUSED**

Commissioner Calvin Downs  
Alternate Mark Witkiewicz

- c. Attorney Certification of the Agenda

Arielle Denis, Assistant 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

Ed Kubly stated that there are conflicts for item SV2025-007, and he will be abstaining from voting on this item and will be recusing himself from the discussion.

The Planning Commission took a brief recess due to technical difficulties.

**2. Approval of Minutes**

- a. Unofficial Minutes from October 6, 2025.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from October 6, 2025 as amended.

**RESULT:** APPROVED

**MOVER:** Jim Smallwood

**SECONDER:** Mike McKesson

**AYES:** Len Abruzzo, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson, Jim Smallwood

**ABSTAIN:** Ed Rhodes, Stephen Allen, Michael McCormick

### 3. Land Use Meeting Items

- a. Range Metropolitan District Nos. 1-3 – First Amendment – Project File: SV2025-007.

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

The applicant's representative, Megan Murphy, WBA Local Gov Law – 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 Mike McKesson moved to recommend approval of the Range Metropolitan District Nos. 1-3 – First Amendment – Project File: SV2025-007.

**RESULT:** APPROVED

**MOVER:** Mike McKesson

**SECONDER:** Jim Smallwood

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

**NAYS:** Mark Hampton

**ABSTAIN:** Ed Kubly

### 4. Land Use Hearing Items

- a. 5960 N US Highway 85 – Location and Extent – Project File: LE2025-019.

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

The applicant's representative, Mary Kasal, K2 Civil Consultants - provided additional information.

Commissioner Gilmartin opened public comment.

There was no public comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Adam Monchak, Kimley-Horn – provided additional information.

Commissioner Jim Smallwood moved to approve the 5960 N US Highway 85 – Location and Extent – Project File: LE2025-019.

**RESULT:** APPROVED

**MOVER:** Jim Smallwood

**SECONDER:** Ed Kubly

**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Kubly, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood

**NAYS:** None

b. Pinery Planned Development, 33<sup>rd</sup> Amendment – Planned Development Major Amendment – Project File: ZR2025-006.

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

The applicant's representative, Craig Campbell, Starwood Land Advisors, LLC - 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 Stephen Allen moved to recommend approval of the Pinery Planned Development, 33<sup>rd</sup> Amendment – Planned Development Major Amendment – Project File: ZR2025-006.

**RESULT:** APPROVED

**MOVER:** Stephen Allen

**SECONDER:** Len Abruzzo

**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Kubly, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood

**NAYS:** None

c. 9998 South Perry Park Road – Zone Map Change – Project File: DR2025-004.

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

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 recommend approval of the 9998 South Perry Park Road – Zone Map Change – Project File: DR2025-004.

**RESULT:** APPROVED

**MOVED:** Jim Smallwood

**SECONDER:** Mike McKesson

**AYES:** Len Abruzzo, Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Kubly, Michael McCormick, Mike McKesson, Ed Rhodes, Jim Smallwood

**NAYS:** None

## 5. Adjournment

The meeting was adjourned at 7:23 p.m.

---

Calvin Downs, Secretary

---

Samantha Hutchison, Recording Secretary