



**BOARD OF COUNTY COMMISSIONERS LAND USE  
MEETING/PUBLIC HEARING**

**TUESDAY, JULY 22, 2025**

**MINUTES**

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**Tuesday, July 22, 2025**

**2:30 PM**

**Hearing Room**

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**2:30 PM**

Rollcall

**PRESENT:** Vice Chair George Teal  
Chairperson Abe Laydon  
Kevin Van Winkle

**1. Call to Order**

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners Disclosure for Items on This Agenda

**2. Land Use Meeting Agenda Items**

a. Waiver of Central Services Requirement in the Commercial Zone District - Zoning Resolution Waiver Request - Project File: SP2024-081.

Commissioner Laydon commented on this Item.

There was no motion made to Untable and consider this Item.

**3. Public Hearing Agenda Items**

This is Motion No. 025-112

Commissioner Van Winkle moved that the Board approve to Untable and Consider The Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002

**RESULT:** ACCEPTED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle

a. Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002.

Chris Meeks, applicant, addressed the Board to comment on this Item.

Russell Hall, applicant representative, addressed the Board to present on this Item.

Mr. Meeks addressed the Board to comment on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.  
Mr. Hall addressed the Board to help answer the Commissioner's questions.

Commissioner Van Winkle commented on this Item and asked clarifying questions.  
Mr. Hall addressed the Board to help answer the Commissioner's questions.  
Mr. Meeks addressed the Board to help answer the Commissioner's questions.  
James Marine, applicant representative, addressed the Board to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item and asked a clarifying question.  
Mr. Hall addressed the Board to help answer the Commissioner's questions.

Public Comment:

Gin Schulz, High Prairie Farms HOA, addressed the Board to provide public comment.

Robb Lohr, Sterling Ranch, addressed the Board to provide public comment.

Jordan Getz, Sterling Ranch, addressed the Board to provide public comment.

Victoria Deppe, High Prairie Farms Filing #3 HOA, addressed the Board to provide public comment.

Susan DeSylvia addressed the Board to provide public comment.

Sheldon Irish, Parker, addressed the Board to provide public comment.

Greg Watanabe, Parker, addressed the Board to provide public comment.

Julie Luna, Parker, addressed the Board to provide public comment.

Commissioner Laydon paused public comment to comment on this Item and to ask clarifying questions.  
Mr. Marine addressed the Board to provide comment and answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle asked a clarifying question.  
Mr. Marine addressed the Board to answer the Commissioner's question.

Commissioner Laydon continued public comment.

Sally McGowan addressed the Board to provide public comment.

Scott Toppin, Parker, addressed the Board to provide public comment.

Ed Likman, Parker, addressed the Board to provide public comment.

Damian Luna, Parker, addressed the Board to provide public comment.

Russ Rodgers, Parker, addressed the Board to provide public comment.

Darren Senior, Parker, addressed the Board to provide public comment.

Mark Balderston, Parker, addressed the Board to provide public comment.

Commissioner Laydon paused public comment to provide comment and asked clarifying questions.

Mike Pesicka, Department of Community Development, addressed the Board to help answer the Commissioner's questions.

Commissioner Teal commented on this Item and asked clarifying questions.

Mr. Pesicka addressed the Board to help answer the Commissioner's questions.

Russell Hall addressed the Board to respond to comments during public comment.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon asked the applicant a question.

Mr. Marine addressed the Board to answer the Commissioner's question.

Mr. Meeks addressed the Board to comment on this Item and help answer the Commissioner's question.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal moved the Board Approve the Pinery Planned Development, 31st Amendment because it does meet all of the approval criteria with 3 Conditions as Presented, Project File: ZR2023-002. \*Failed for lack of second.

This is Motion No. 025-113

Commissioner Van Winkle moved that the Board Table Pinery Planned Development, 31st Amendment - Major Planned Development Amendment. Project File: ZR2023-002

**RESULT:** TABLED

**MOVER:** Kevin Van Winkle

**SECONDER:** George Teal

**AYES:** Vice Chair Teal, Laydon and Commissioner Van Winkle

#### 4. Adjournment

*\*\*The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, August 12, 2025 @ 2:30 p.m.\*\**