



PLANNING COMMISSION REGULAR MEETING

MONDAY, DECEMBER 1, 2025

MINUTES

Monday, December 1, 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 Mark Hampton
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Ed Rhodes
Commissioner Jim Smallwood

EXCUSED

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

Commissioner Mike McKesson, Calvin Downs, and Len Abruzzo stated they have disclosures pertaining to the Highlands Ranch Planned Development item. All stated that they are homeowners within the Highlands Ranch Community Association.

Arielle Denis asked the Commissioners if they feel they can consider this item fairly and impartially in hearing the information this evening.

Commissioner Mike McKesson, Calvin Downs, and Len Abruzzo all stated, "yes."

Arielle Denis stated that she would like to rehabilitate these Commissioners in being able to hear the information and not recusing themselves at the podium.

2. Approval of Minutes

- a. Unofficial Minutes from November 17, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from November 17, 2025 as amended.

RESULT: APPROVED

MOVER: Stephen Allen

SECONDER: Mike McKesson

AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson

ABSTAIN: Ed Rhodes, Jim Smallwood

3. Approval of the 2026 PC Public Hearing Schedule

- a. Proposed 2026 PC Public Hearing Schedule

Commissioner Calvin Downs moved that the Commission approve the 2026 PC Public Hearing Schedule.

RESULT: APPROVED

MOVER: Calvin Downs

SECONDER: Len Abruzzo

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

4. Land Use Hearing Items

- a. Elora Development Feeder Extension – Location and Extent – Project File: LE2025-021.

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

The applicant’s representative, Tony Pollack, HDR Engineering – 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, Trevor Britton, HDR Engineering – provided additional information.

Commissioner Len Abruzzo moved to approve the Elora Development Feeder Extension –

Location and Extent – Project File: LE2025-021.

RESULT: APPROVED
MOVER: Len Abruzzo
SECONDER: Calvin Downs
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood
NAYS: None

- b. Pinecrest Community Church – Minor Development Plat – Project File: SB2024-070.

Heather Scott, AICP, Principal Planner - Department of Community Development - presented the proposed application.

The applicant's representative, Robin Brown – 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, Will Kirchner, Pinecrest Community Church – provided additional information.

Commissioner Stephen Allen moved to recommend approval of the Pinecrest Community Church – Minor Development Plat – Project File: SB2024-070.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Ed Kubly
AYES: Len Abruzzo, Stephen Allen, Calvin Downs, Jack Gilmartin, Mark Hampton, Ed Kubly, Mike McKesson, Ed Rhodes, Jim Smallwood
NAYS: None

- c. Highlands Ranch Planned Development, 81st Amendment – Planned Development Major Amendment – Project File: ZR2025-004.

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

The applicant's representative, Woody Bryant, Highlands Ranch Community Association – provided additional information.

Commissioner Gilmartin opened public comment.

Kate Madden, Denver, CO – provided comment.

Anthony Colaruso, Cherokee Ridge Estates HOA – provided comment.

Sarah Kilgore, Douglas County, CO – provided comment.

Laura Dalpiaz, Douglas County, CO – provided comment.

Amy Turrell, Douglas County, CO – provided comment.

Barb Baker, Douglas County, CO – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Mark Giebel, Highlands Ranch Community Association – provided additional information.

Commissioner Ed Rhodes moved to recommend denial of the Highlands Ranch Planned Development, 81st Amendment – Planned Development Major Amendment – Project File: ZR2025-004, subject to the 1 recommendation provided by staff.

RESULT: FAILED
MOVER: Ed Rhodes
SECONDER: Stephen Allen
AYES: Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Rhodes
NAYS: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Jim Smallwood

Commissioner Mike McKesson moved to recommend approval of the Highlands Ranch Planned Development, 81st Amendment – Planned Development Major Amendment – Project File: ZR2025-004, subject to the 1 recommendation provided by staff.

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Ed Kubly
AYES: Len Abruzzo, Calvin Downs, Ed Kubly, Mike McKesson, Jim Smallwood
NAYS: Stephen Allen, Jack Gilmartin, Mark Hampton, Ed Rhodes

- d. Sterling Ranch Planned Development, 14th Amendment – Planned Development Major Amendment – Project File: ZR2025-012.

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

The applicant's representative, Susan Beckman, Sterling Ranch Development Company – provided additional information.

Commissioner Gilmartin opened public comment.

William Muller, Plum Creek View Ridge HOA – provided comment.

Doug Chestnutt, 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 Sterling Ranch Planned Development, 14th Amendment, Planned Development Major Amendment – Project File: ZR2025-012.

RESULT: APPROVED

MOVER: Calvin Downs

SECONDER: Ed Kubly

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

NAYS: None

5. Adjournment

The meeting was adjourned at 8:25 p.m.



Calvin Downs, Secretary



Samantha Hutchison, Recording Secretary