



## PLANNING COMMISSION REGULAR MEETING

MONDAY, APRIL 7, 2025

### MINUTES

---

Monday, April 7, 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 S. Allen  
Commissioner Calvin Downs  
Commissioner C. J. Garbo  
Commissioner Michael McKesson  
Commissioner Jim Smallwood

**EXCUSED**

Commissioner Len Abruzzo  
Commissioner Jack Gilmartin  
Commissioner Edward Rhodes  
Commissioner Jeff Toborg  
Alternate Matt Collitt

c. Attorney Certification of the Agenda

Andrew Steers, Sr. 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

None

#### 2. Approval of Minutes

a. Unofficial Minutes from March 3, 2025.

Commissioner Mike McKesson moved that the Commission approve the Minutes from March 3, 2025.

**RESULT:** APPROVED

**MOVER:** Mike McKesson

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson

**ABSTAIN:** Jim Smallwood

### 3. Land Use Hearing Items

- a. Inverness Subdivision Filing 9, Lot 3, Use by Special Review and CARA Noise Waiver - Project File: US2024-011 - Request for Continuance.

This item was removed from the Agenda.

- b. Castle Pines Village Filing 15D, Tracts G and H and Castle Pines Village Filing 15D, Tracts G and H and Castle Pines Village Filing 28A, Tract A - Location and Extent - Project File: LE2025-003.

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

The applicant's representative, John Shackleford, Castle Pines Metropolitan District - provided additional information.

Commissioner Garbo opened public comment.

Doug Hutchins - Castle Pines, CO - provided comment.

Mark Larson - Castle Pines, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

Commissioner Calvin Downs moved to approve the Castle Pines Village Filing 15D, Tracts G and H and Castle Pines Village Filing 28A, Tract A - Location and Extent - Project File: LE2025-003.

**RESULT:** APPROVED

**MOVER:** Calvin Downs

**SECONDER:** Mike McKesson

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Jim Smallwood

**NAYS:** None

- c. Monte Ridge 1<sup>st</sup> Amendment, Lots 1A and 2A - Location and Extent - Project File: LE2024-004.

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

The applicant's representative, Brooke Hines, representing CORE Electric Cooperative - provided additional information.

Commissioner Garbo opened public comment.

Barbara Kubereit - Castle Rock, CO - provided comment.

Margarite Padlsey - Castle Rock, CO - provided comment.

Daniel Spuhler - Castle Rock, CO - provided comment.

Connie Hicks, Castle Rock, CO - provided comment.

Tori Mock - Castle Rock, CO speaking on behalf of Castle Ridge Homeowners Association - provided comment.

Cameron Hicks - Castle Rock, CO - provided comment.

Jeff Schmidt - Castle Rock, CO - provided comment.

Mike Mottice - Castle Rock, CO - provided comment.

Diane Ortiz - Castle Rock, CO - provided comment.

Melina Tercheva - Castle Rock, CO - provided comment.

Mike Engler - Castle Rock, CO - provided comment.

Joyce Swanson - Castle Rock, CO - provided comment.

Curtis Sosius - Castle Rock, CO - provided comment.

Jeffery Guarente - Castle Rock, CO - provided comment.

Eric Orrill - Castle Rock, CO - provided comment.

Dr. Alan Shackelford - Castle Rock, CO - provided comment.

Shanti Devi - Castle Rock, CO - provided comment.

Johnny Stumpf - Castle Rock, CO - provided comment.

George Rabatin - Castle Rock, CO - provided comment.

Commissioner Garbo closed public comment.

Commissioner Garbo opened Planning Commission discussion.

The applicant's representative, Brooks Kaufman, CORE Electric Cooperative - provided additional information.

Commissioner Mike McKesson moved to approve the Monte Ridge, 1<sup>st</sup> Amendment, Lots 1A and 2A - Location and Extent - Project File: LE2025-004.

**RESULT:** APPROVED

**MOVER:** Mike McKesson

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, C. J. Garbo, Mike McKesson, Jim Smallwood

**NAYS:** Calvin Downs

- d. Struby Resurvey, Lots 7-11 - Rezoning - Project File: ZR2024-008.

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

The applicant's representative, James Lynch, provided additional information.

The applicant's representative, Mark Skellske, Samuel Engineering, 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 Calvin Downs moved to recommend approval of the Struby Resurvey, Lots 7-11 - Rezoning - Project File: ZR2024-008.

**RESULT:** APPROVED

**MOVER:** Calvin Downs

**SECONDER:** Stephen Allen

**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Jim Smallwood

**NAYS:** None

- e. Rocchio Luly Exemption, Parcel 2, 8<sup>th</sup> Amendment - Use by Special Review - Project File: US2024-010.

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

The applicant's representative, Rachel Bruin, Hope Media, 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 Rocchio Luly Exemption, Parcel 2, 8<sup>th</sup> Amendment - Use by Special Review - Project File: US2024-010.

**RESULT:** APPROVED  
**MOVER:** Stephen Allen  
**SECONDER:** Mike McKesson  
**AYES:** Stephen Allen, Calvin Downs, C. J. Garbo, Mike McKesson, Jim Smallwood  
**NAYS:** None

#### **4. Adjournment**

The meeting was adjourned at 9:23 p.m.

---

Secretary

---

Samantha Hutchison, Recording Secretary