



## PLANNING COMMISSION REGULAR MEETING

**MONDAY, JANUARY 12, 2026**

### MINUTES

---

**Monday, January 12, 2026**

**6:00 PM**

**Hearing Room**

---

**1. Call to Order**

Commissioner Downs, Vice Chair, presented virtual hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

**PRESENT**

Commissioner Len Abruzzo  
Commissioner Stephen Allen  
Commissioner Calvin Downs, Vice Chair  
Commissioner Mark Hampton  
Commissioner Ed Kubly  
Alternate Mark Witkiewicz

**EXCUSED**

Commissioner Jack Gilmartin, Chair  
Commissioner Michael McKesson  
Commissioner Ed Rhodes  
Commissioner Jim Smallwood

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

None.

**2. Approval of Minutes**

a. Unofficial Minutes from January 5, 2026.

Commissioner Mark Witkiewicz moved that the Commission approve the Minutes from January 5, 2026.

**RESULT: APPROVED**

---

**MOVER:** Mark Witkiewicz  
**SECONDER:** Stephen Allen  
**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, Mark Hampton, Ed Kubly, Mark Witkiewicz

### 3. Land Use Hearing Items

- a. Echo Valley Road – Zone Map Change – Project File: DR2025-009.

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

The applicant's representative, Matt Flavin, Cisco Land Company, LLC. – provided additional information.

Commissioner Downs opened public comment.

Peter Berenbaum, Douglas County, CO – provided comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Len Abruzzo moved to recommend approval of the Echo Valley Road – Zone Map Change – Project File: DR2025-009.

**RESULT:** APPROVED  
**MOVER:** Len Abruzzo  
**SECONDER:** Mark Witkiewicz  
**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, Mark Hampton, Ed Kubly, Mark Witkiewicz

- b. Chatfield Urban Area Expansion – Comprehensive Master Plan Land Use Map Amendment – Project File: DR2025-011.

Matt Jakubowski, 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 Downs opened public comment.

Paul Messinich, Douglas County, CO – provided comment.

Robert Howard, Douglas County, CO – provided comment.

Shavon Caldwell, Douglas County School District – provided comment.

Tiffany Millburn, Douglas County, CO – provided comment.

Chad Michaels, Douglas County, CO – provided comment.

Ann Sheplin, Douglas County – provided comment.

Ephram Glass, Roxborough Metro District – provided comment.

Randy Johnson, Louviers Conservation Partnership – provided comment.

Sam Greska, Louviers, CO – provided comment.

Christy McLaughlin, Louviers, CO – provided comment.

Lacey Stanley, Douglas County, CO – provided comment.

Doug Chestnutt, Douglas County, CO – provided comment.

Shane Ohara, Louviers, CO – provided comment.

Jennifer Smith, Louviers, CO – provided comment.

James Gifford, Louviers, CO – provided comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

The applicant's representative, Brock Smethills, Sterling Ranch Development Company – provided additional information.

Commissioner Mark Witkiewicz moved to approve the amendment to the Comprehensive Master Plan Land Use Map to expand the Chatfield Urban Area – Project File: DR2025-011.

**RESULT:** APPROVED

**MOVER:** Mark Witkiewicz

**SECONDER:** Stephen Allen

**AYES:** Len Abruzzo, Stephen Allen, Mark Hampton, Ed Kubly, Mark Witkiewicz

**NAYS:** Calvin Downs

The Planning Commission took a brief recess.

c. Sterling Ranch Planned Development, 15<sup>th</sup> Amendment – Planned Development Rezoning and Major Amendment – Project File: ZR2025-014.

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.

The applicant's representative, Kevin Johnk, Sterling Ranch Development Company – provided additional information.

Commissioner Downs opened public comment.

Robert Howard, Louviers, CO – provided comment.

Sam Greska, Douglas County, CO – provided comment.

Chad Michaels, Douglas County, CO – provided comment.

Shavon Caldwell, Douglas County School District – provided comment.

Paul Messinich, Douglas County, CO – provided comment.

Tiffay Millburn, Douglas County, CO – provided comment.

Ephram Glass, Roxborough Metro District – provided comment.

Ann Scheflin, Douglas County, CO – provided comment.

Amy Attwood, Douglas County, CO – provided comment.

Doug Chestnutt, Douglas County, CO – provided comment.

Randy Johnson, Louviers Conservation Partnership – provided comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

The applicant's representative, Brock Smethills, Sterling Ranch Development Company – provided additional information.

The applicant's representative, Andrea Cole, Dominion Water & Sanitation District – provided additional information.

Commissioner Stephen Allen moved to recommend approval of the Sterling Ranch Planned Development, 15<sup>th</sup> Amendment – Planned Development Rezoning and Major Amendment, with one condition as presented by staff – Project File: ZR2025-014.

**RESULT:** APPROVED

**MOVED:** Stephen Allen

**SECONDER:** Mark Witkiewicz

**AYES:** Len Abruzzo, Stephen Allen, Calvin Downs, Ed Kubly, Mark Witkiewicz

**NAYS:** Mark Hampton

**4. Adjournment**

The meeting was adjourned at 10:22 p.m.

---

Jim Smallwood, Secretary

---

Samantha Hutchison, Recording Secretary