



PLANNING COMMISSION REGULAR MEETING

MONDAY, NOVEMBER 3, 2025

MINUTES

Monday, November 3, 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
Alternate Mark Witkiewicz

EXCUSED

Commissioner Ed Rhodes
Commissioner Jim Smallwood

- c. Attorney Certification of the Agenda

Chris Pratt, Managing 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

2. Approval of Minutes

- a. Unofficial Minutes from October 20, 2025.

Commissioner Stephen Allen moved that the Commission approve the Minutes from October 20, 2025 as amended.

RESULT: APPROVED
MOVER: Stephen Allen
SECONDER: Mike McKesson

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

3. Land Use Hearing Items

The Planning Commission moved item a. Sterling Ranch Planned Development, 13th Amendment – Planned Development Major Amendment – Project File: ZR2025-009 to the last item on the agenda.

- a. 9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons – Project File: US2025-003.

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

The applicant's representative, Mark Hernandez, Cornerstone Riding Academy – provided additional information.

Commissioner Gilmartin opened public comment.

Megan Guntermann, Douglas County, Colorado – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

Commissioner Ed Kubly moved to recommend approval of the 9560 S. East Cherry Creek Road – Use by Special Review for Horse Riding Lessons – Project File: US2025-003, subject to the (1) condition recommended by staff.

RESULT: APPROVED

MOVER: Ed Kubly

SECONDER: Stephen Allen

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

NAYS: None

- b. Bears Den Rural Site Plan, 2nd Exemption Lot 16B – Use by Special Review – Project File: US2025-012.

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

The applicant's representative, Kevin Archer, David E. Archer & Associates - provided additional information.

Commissioner Gilmartin opened public comment.

Doug Grillaert, Douglas County, Colorado – provided comment.

Ken Puncerelli, Douglas County, Colorado – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Patrick Wagner – provided additional information.

Commissioner Calvin Downs moved to recommend approval of the Bears Den Rural Site Plan, 2nd Exemption Lot16B – Use by Special Review – Project File: US2025-012, subject to the (2) conditions recommended by staff.

RESULT: APPROVED

MOVER: Calvin Downs

SECONDER: Len Abruzzo

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

NAYS: None

- c. Sterling Ranch Planned Development, 13th Amendment – Planned Development Major Amendment – Project File: ZR2025-009.

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 Gilmartin opened public comment.

Charles Hogan, Douglas County, Colorado – provided comment.

Ellie Reynolds, John Adams Academy – provided comment.

Kim Gilmartin, Douglas County, Colorado – provided comment.

Frank McNulty, Douglas County, Colorado – provided comment.

Lauren Kirschbaum, Douglas County, Colorado – provided comment.

Jaclyn Charles, Douglas County, Colorado – provided comment.

Erin Yao, Douglas County, Colorado – provided comment.

Keri Schalchter, Douglas County, Colorado – provided comment.

Jason Kassay, Douglas County, Colorado – provided comment.

Krista Horn, Douglas County, Colorado – provided comment.

Robyn DePan, Douglas County, Colorado – provided comment.

Jane Smith, Douglas County, Colorado – provided comment.

Suzanne Burnell, Douglas County, Colorado – provided comment.

Jackie Millet, Douglas County School District – provided comment.

Chelsea Forquer, Douglas County, Colorado – provided comment.

Ashley Basuthakur, Douglas County, Colorado – provided comment.

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

The Planning Commission hearing resumed.

Lora Thomas, Douglas County, Colorado – provided comment.

Bob Marshall, Douglas County, Colorado – provided comment.

Sudee Floyd, Douglas County, Colorado – provided comment.

Katie Frank, Douglas County, Colorado – provided comment.

Shelly Cook, Douglas County, Colorado – provided comment.

Commissioner Gilmartin closed public comment.

Commissioner Gilmartin opened Planning Commission discussion.

The applicant's representative, Abby Kirkbride, Legal Counsel to Sterling Ranch Development Company – provided additional information.

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

Commissioner Calvin Downs moved to recommend denial of the Sterling Ranch Planned Development, 13th Amendment – Planned Development, Major Amendment – Project File: ZR2025-009.

RESULT: NO RECOMMENDATION

MOVER: Calvin Downs

SECONDER: Len Abruzzo

AYES: Abruzzo, Calvin Downs, Ed Kubly, Mark Witkiewicz

NAYS: Stephen Allen, Jack Gilmartin, Mark Hampton, Mike McKesson

4. Adjournment

The meeting was adjourned at 9:26 p.m.

Calvin Downs, Secretary

Samantha Hutchison, Recording Secretary