



PLANNING COMMISSION REGULAR MEETING

MONDAY, APRIL 20, 2026

MINUTES

Monday, April 20, 2026

6:00 PM

Hearing Room

1. Call to Order

Commissioner Hampton was appointed Acting Chair and proceeded to present hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

PRESENT

Commissioner Len Abruzzo
Commissioner Mark Hampton, Acting Chair
Commissioner Ed Kubly
Commissioner Michael McKesson
Commissioner Marc Reyher
Commissioner Jim Smallwood, Secretary

EXCUSED

Commissioner Calvin Downs, Chair
Commissioner Ed Rhodes
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

None.

2. Approval of Minutes

- a. Unofficial Minutes from April 6, 2026.

Commissioner Mike McKesson moved that the Commission approve the Minutes from March 23, 2026.

RESULT: APPROVED

MOVER: Mike McKesson
SECONDER: Ed Kubly
AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Mike McKesson, Ed Kubly
ABSTAIN: Jim Smallwood

3. Land Use Hearing Items

- a. 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station – Location and Extent – Project File: LE2026-004.

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

The applicant’s representative, Mason Kiefer, provided additional information.

Commissioner Hampton opened public comment.

There was no public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Dan Roberts, Douglas County Public Works, provided additional information.

Commissioner Mike McKesson moved to approve the 6067 Perry Park Blvd., Douglas County Local Improvements District No. 24.01, Spring Canyon Lift Station – Location and Extent – Project File: LE2026-004

RESULT: APPROVED
MOVER: Mike McKesson
SECONDER: Ed Kubly
AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

- b. Sterling Ranch Filing 3A, Tracts D and E – Location and Extent – Project File: LE2026-005.

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

The applicant’s representative, Jessica Gottschalk, Sterling Ranch Community Authority Board, provided additional information.

Commissioner Hampton opened public comment.

There was no public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

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

Commissioner Mike McKesson moved to approve Sterling Ranch Filing 3A, Tracts D and E – Location and Extent – Project File: LE2026-005.

RESULT: APPROVED

MOVER: Micheal McKesson

SECONDER: Jim Swallowood

AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

- c. Stroh Exemption, 1st Amendment, Parcels A & B1 – Comprehensive Master Plan Land Use Map Amendment – Project File: DR2025-008.

Mike Pesicka, AICP, Principal Planner, Department of Community Development, presented the proposed application.

The applicant's representative, Jennifer Carpenter, LJA, provided additional information.

Commissioner Hampton opened public comment.

Bill Culp, Parker, CO, provided comment.

Peter Saint-Andre, Homestead Hills Civic Association, provided comment.

Patrick Hickey, Centennial Ranch HOA, provided comment.

Amanda Smith, Parker, CO, provided comment.

Brian Hillier, Parker, CO, provided comment.

Robert Kennah, Parker, CO, provided comment.

Peggy Waide, Parker, CO, provided comment.

Pat Greaser, Parker, CO, provided comment.

Katie Markman, Parker, CO, provided comment.

Dave Edwards, Parker, CO, provided comment.

Mike Ryan, Parker, CO, provided comment.

Alex Koffman, Parker, CO, provided comment.

Maxine Gregory, Parker, CO, provided comment.

Monique Durham, Parker, CO, provided comment.

T.J. Schneider, Ponderosa Hills Civic Association, provided comment.

Irene McCahill, Parker, CO, provided comment.

Ed Ricks, Parker, CO, provided comment.

Trisha McCarty, Parker, CO, provided comment.

Julie Broun, Parker, CO, provided comment.

Heidi Hendricks, Parker, CO, provided comment.

Crystal Kennah, Parker, CO, provided comment.

Gaylord Hart, Parker, CO, provided comment.

Maryann Smith, Parker, CO, provided comment.

Mark Anderson, Parker, CO, provided comment.

Katie Ellingson, Parker, CO, provided comment.

Mitch Trevey, Parker, CO, provided comment.

Michael Kelly, Parker, CO, provided comment.

Commissioner Hampton closed public comment.

The applicant's representative, Elaina Marler, provided additional information.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Marc Reyher moved to deny the Stroh Exemption, 1st Amendment, Parcels A & B1 – Comprehensive Master Plan Land Use Map Amendment – Project File: DR2025-008

RESULT: DENIED

MOVER: Marc Reyher

SECONDER: Michael McKesson

AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson

NAYES: Ed Kubly

- d. Vacation of a Portion of Cottonwood Avenue – Road Vacation – Project File: SB2026-004.

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

Commissioner Hampton opened public comment.

Kenith Ramsey, Parker, CO, provided comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Vacation of a Portion of Cottonwood Avenue – Road Vacation – Project File: SB2026-004.

RESULT: APPROVED

MOVER: Mike McKesson

SECONDER: Len Abruzzo

AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

- e. Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations – Project File: DR2025-006.

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

Commissioner Hampton opened public comment.

Commissioner Hampton closed public comment.

Commissioner Hampton opened Planning Commission discussion.

Commissioner Mike McKesson moved to recommend approval of the Douglas County Zoning Resolution Amendment to Establish Agritourism Regulations – Project File: DR2025-006

RESULT: APPROVED

MOVER: Michael McKesson

SECONDER: Jim Smallwood

AYES: Mark Hampton, Marc Reyher, Len Abruzzo, Jim Smallwood, Mike McKesson, Ed Kubly

4. Adjournment

The meeting was adjourned at 9:56 p.m.

Jim Smallwood, Secretary

Samantha Hutchison, Recording Secretary