



## PLANNING COMMISSION REGULAR MEETING

MONDAY, MAY 18, 2026

### MINUTES

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Monday, May 18, 2026

6:00 PM

Hearing Room

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#### 1. Call to Order

Commissioner Downs proceeded to present hearing instructions.

- a. Pledge of Allegiance
- b. Roll Call

#### **PRESENT**

Commissioner Len Abruzzo  
Commissioner Calvin Downs, Chair  
Commissioner Mark Hampton, Vice Chair  
Commissioner Marc Reyher  
Commissioner Jim Smallwood, Secretary

#### **EXCUSED**

Commissioner Ed Kubly  
Commissioner Michael McKesson  
Alternate Mark Witkiewicz

- c. Attorney Certification of the Agenda

Chris Pratt, 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 20, 2026.

Commissioner Len Abruzzo moved that the Commission approve the Minutes from April 20, 2026.

**RESULT:** APPROVED  
**MOVER:** Len Abruzzo  
**SECONDER:** Jim Smallwood

**AYES:** Len Abruzzo, Calvin Downs, Mark Hampton, Marc Reyher, Jim Smallwood

**3. Land Use Hearing Items**

- a. 8500 C Moore Rd – Helitack Facility – Location and Extent – Project File: LE2026-006.

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

The applicant’s representative, Tim Hallmark, Douglas County FFESS, provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

Commissioner Mark Reyer moved to approve the 8500 C Moore Rd – Helitack Facility – Location and Extent – Project File: LE2026-006.

**RESULT:** APPROVED

**MOVER:** Mark Reyer

**SECONDER:** Jim Smallwood

**AYES:** Len Abruzzo, Calvin Downs, Mark Hampton, Marc Reyher, Jim Smallwood

- b. Pinery Meadows Planned Development, 1<sup>st</sup> Amendment – Major Planned Development Amendment – Project File: ZR2026-003.

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

The applicant’s representative, Carl Rungy, Norris Design, provided additional information.

Commissioner Downs opened public comment.

There was no public comment.

Commissioner Downs closed public comment.

Commissioner Downs opened Planning Commission discussion.

The applicant’s representative, Jerry Richmond, Integrity Land Ventures, provided additional information.

Commissioner Jim Smallwood moved to recommend approval of the Pinery Meadows Planned Development, 1st Amendment – Major Planned Development Amendment – Project File: ZR2026-003, subject to the (1) condition recommend by staff.

**RESULT:** APPROVED

**MOVER:** Jim Smallwood

**SECONDER:** Len Abruzzo

**AYES:** Len Abruzzo, Calvin Downs, Mark Hampton, Marc Reyher, Jim Smallwood

#### 4. Adjournment

The meeting was adjourned at 6:32 p.m.

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Jim Smallwood, Secretary

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Samantha Hutchison, Recording Secretary