



PLANNING COMMISSION REGULAR MEETING

MONDAY, JUNE 15, 2026

MINUTES

Monday, June 15, 2026

6:00 PM

Hearing Room

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 Ed Kubly
Commissioner Michael McKesson
Commissioner Marc Reyher - Virtual
Commissioner Jim Smallwood, Secretary
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 June 1, 2026.

Commissioner Jim Smallwood moved that the Commission approve the Minutes from June 1, 2026.

RESULT: APPROVED

MOVER: Jim Smallwood

SECONDER: Mark Witkiewicz

AYES: Len Abruzzo, Calvin Downs, Mark Hampton, Ed Kubly, Mike McKesson,

3. Land Use Hearing Items

- a. Bloom Metropolitan District Service Plan – Project File: SV2026-001.

DJ Beckwith, Principal Planner, Department of Community Development, presented the proposed application.

The applicant’s representative, Megan Murphy, WBA, P.C., 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, Cayd Bader, Affinity Holdings, LLC, provided additional information.

The applicant’s representative, Jonathan Heroux, Piper Sandler & Co., provided additional information.

Commissioner Mike McKesson moved to recommend approval of the Bloom Metropolitan District Service Plan – Project File: SV2026-001.

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

4. Adjournment

The meeting was adjourned at 6:37 p.m.

Jim Smallwood, Secretary

Samantha Hutchison, Recording Secretary