



Planning Commission Meeting Minutes - Draft

Chair Todd Warnke
Vice Chair Kevin McHugh
Carlos Salinas
Jeff Samuelson
Tom Martinez
Kari Stanley
Mitchell Sawin

Thursday, March 12, 2026

6:00 PM

Town Hall
100 N. Wilcox Street
Castle Rock, CO 80104

**** ALL TIMES ARE APPROXIMATE ****

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Present 4 - Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

Not Present 3 - Carlos Salinas, Tom Martinez, and Jeff Samuelson

Staff in Attendance 8- Mayor Jason Gray, Brad Boland, TJ Kucewesky, Matt Roth, Matt Hayes, John LaSala, Sandy Vossler and Carissa Ahlstrom

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

Moved by Sawin, seconded by Vice-Chair McHugh, to Approve February 12, 2026 Meeting Minutes as presented. The motion passed by a vote of:

Yes: 4 - Chair Warnke, Vice-Chair McHugh, Olson Stanley, and Sawin

[PC 2026-006](#)

February 12, 2026 Planning Commission Meeting Minutes

PUBLIC HEARING ITEMS

[PC 2026-005](#)

Bella Mesa South - Site Development Plan [located northwest of the Mikelson Boulevard and Mitchell Street intersection]

Sandy Vossler presented the Bella Mesa South Site Development Plan and provided background on the site, outlining annexations and major amendments that occurred between 1985 and 2015. Today, the Site Development Plan proposes a 93-unit townhome community on a 9-acre site located northwest of the Mikelson Boulevard and Mitchell Street intersection. The project includes three-story, for-sale townhomes in 4-, 5-, and 6-unit buildings, each with attached two-car garages, along with 57 additional surface parking spaces for a total of 243 spaces. Planned community features include a 1.7-acre tree-shaded park with benches, picnic tables, and a pet station, internal pedestrian walkways connecting to public sidewalks, and landscaping with screening along adjacent roadways and open space. The development is adjacent to Mitchell Gulch open space and nearby trails, with access provided from two driveways on Mitchell Street. Vossler summarized feedback from four neighborhood meetings, which included comments related to retaining walls, parking, lighting, wildlife impacts, traffic, base elevation, blasting and the construction timeline.

Josie O'Connor of Redland, the project's landscape architect, presented additional details about the development and provided background

information on Cardel Homes. Sarah Daringer with Cardel Homes and Travis Frazier, Redland's civil engineer, were also present to answer questions. O'Connor reviewed the project's design goals, which include appropriate density, transitions between uses, pedestrian connectivity, open space, and privacy.

During public comment, a question was raised regarding the proposed exterior lighting.

Commissioner Sawin asked about parking and the location of trash service. O'Connor responded that standard trash pickup would be provided and that the proposed parking supply is adequate. Commissioner Stanley asked about lighting; O'Connor noted that lighting details will be further refined during preparation of the Construction Documents. Frazier added that the Site Development Plan includes building-mounted lighting strategically placed near parking areas and pedestrian walkways, as well as low-level landscape lighting designed to avoid light spillover. Vossler clarified that lighting fixtures are shown in the packet and that the wall-mounted porch lighting meets Town code requirements.

Commissioner McHugh commented on reducing density and providing additional tree buffering. Frazier clarified the location of the proposed buffer intended to mitigate vehicle headlights and noted that garages are oriented toward the interior of the development, which should also help reduce lighting impacts.

Moved by Vice-Chair McHugh, seconded by Olson Stanley, to Approve Planning Commission Topic PC 2026-005 as presented. The motion passed by a vote of:

Yes: 4 - Chair Warnke, Vice-Chair McHugh, Olson Stanley, and Sawin

TOWN COUNCIL LIAISON UPDATE

Mayor Jason Gray provided an update on a potential ride-share service and mobile app that may be coming to Castle Rock. He also shared updates on projects regarding annexations and eligibility requirements for annexation as well as the groundbreaking for Fire Station 156 that will be taking place soon. Additionally, the canvassing law has been updated; homeowners who purchase a home with a "No Solicitation" designation will not automatically be registered with the Town, the new owner has to re-register.

DESIGN REVIEW BOARD UPDATE

COMMISSION ITEMS

Check for quorum for upcoming meetings

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland gave an update on staffing for Planning division.

ADJOURN

Moved by Chair Warnke, seconded by Sawin, to Approve [FILE_NR] as presented. The motion passed by a vote of:

Yes: 4 - Chair Warnke, Vice-Chair McHugh, Olson Stanley, and Sawin