



Planning Commission Meeting Minutes - Draft

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

Thursday, December 12, 2024

6:00 PM

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

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER / ROLL CALL

Matt Roth was also in attendance.

Present 5 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, and Mitchell Sawin

Not Present 2 - Vice Chair Kevin McHugh, and Kari Olson Stanley

Attendance 6 - Matt Hayes, John LaSala, Kevin Wrede, Tara Vargish, Sandy Vossler, and Darcie Hartman

CERTIFICATION OF MEETING

Mr. Wrede confirmed that the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

APPROVAL OF MINUTES

[PC 2024-022](#)

November 14, 2024 Planning Commission Meeting Minutes

Moved by Samuelson, seconded by Martinez, to Approve Planning Commission Topic PC 2024-022 as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Salinas, Martinez, Chair Warnke, and Sawin

Not Present: 2 - Vice Chair McHugh, and Olson Stanley

PUBLIC HEARING ITEMS

[PC 2024-023](#)

The Brickyard Planned Development Plan and Zoning Regulations

[31.2 acres, located at 401 Prairie Hawk Drive]

Ms. Vossler presented on PC 2025-023 The Brickyard Planned Development Plan and Zoning Regulations. The applicant, Tony Desimone, Confluence Companies, Dan Crane, Crane Architecture gave a presentation. One member of the public expressed concerns about water and traffic. Commissioner Martinez asked for clarification on where Confluence is based and why they chose Castle Rock as a location for this project. The applicant responded. Commissioner Sawin asked about the connection road that is being proposed, the applicant offered some elaboration. Commissioner Sawin asked for clarification on the properties at the end of Prairie Hawk Dr and if there were any proposed plans. The applicant responded. Commissioner Sawin followed up asking for clarification on the current

zoning of the properties. Commissioner Salinas asked how this proposal will affect environmental factors, as well as how it will project into the future. The applicant responded. Commissioner Salinas inquired about a shuttle or mass transit system to connect Downtown to the project. The applicant responded. Chair Warnke asked for clarification on the timing of the different phases, as well as timing to contain traffic flows. The applicant responded. Commissioner Warnke asked about the finalization of the architecture. The applicant responded. Commissioner Salinas asked about traffic lights and roundabouts for pedestrian crossings and bike lanes. Staff responded.

Moved by Samuelson, seconded by Salinas, to Approve Planning Commission Topic PC 2024-023 as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Salinas, Martinez, Chair Warnke, and Sawin

Not Present: 2 - Vice Chair McHugh, and Olson Stanley

[PC 2024-024](#)

Dawson Trails Filing No. 2, Tract Q, Site Development Plan

[55.98 acres, located south of Territorial Road and west of Dawson Trails Boulevard]

Ms. Vossler presented on PC 2024-024 Dawson Trails Filing No. 2, Tract Q SDP. The applicant, Jake Schroeder West Side Properties, Stacey Weeks & Jeremy Lott, Norris Design, Blake Halvert, Core Engineering, Cassie Slade, Fox Tuttle, Chad Rodriguez, True Mark Homes, gave a presentation. There was no public comment. Commissioner Samuelson commented on the pickleball courts. Commissioner Martinez asked about the timing on the project. The applicant responded. Chair Warnke asked for clarification on open space vs. flood control. The applicant responded. Chair Warnke asked if there was a potential name in place for the development.

Moved by Salinas, seconded by Samuelson, to Approve Planning Commission Topic PC 2024-024 as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Salinas, Martinez, Chair Warnke, and Sawin

Not Present: 2 - Vice Chair McHugh, and Olson Stanley

DISCUSSION ACTION ITEMS

[PC 2024-025](#)

Brickyard Urban Renewal Authority Plan

Mrs. Vargish presented on PC 2024-025 Brickyard Urban Renewal Authority Plan. Chair Warnke clarified the responsibilities of the Planning Commission in regards to the agenda item, staff responded. Commissioner Samuelson commented on the work done to prepare the item for presentation.

Moved by Samuelson, seconded by Salinas, to Approve Planning Commission Topic PC 2024-025 as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Salinas, Martinez, Chair Warnke, and Sawin

Not Present: 2 - Vice Chair McHugh, and Olson Stanley

TOWN COUNCIL LIAISON UPDATE

Mrs. Vargish gave an update.

DESIGN REVIEW BOARD UPDATE

None.

COMMISSION ITEMS

Check for quorum for upcoming meetings

January 9, 2025

January 23, 2025

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

None.

ADJOURN

Moved by Chair Warnke, seconded by Salinas, to adjourn. The motion passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Salinas, Martinez, Chair Warnke, and Sawin

Not Present: 2 - Vice Chair McHugh, and Olson Stanley