



Planning Commission Meeting Minutes - Draft

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

Thursday, November 13, 2025

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 5 - Jeff Samuelson, Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

Not Present 2 - Carlos Salinas, and Tom Martinez

Staff in attendance - Mayor Jason Gray, Brad Boland, BrieAnna Grandy, Tara Vargish, Mark Henderson, John LaSala and Sharon Chavez

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2025-026](#)

October 9, 2025 Planning Commission Meeting Minutes

Moved by Vice-Chair McHugh, seconded by Olson Stanley, to Approve Planning Commission Topic PC 2025-026 as presented. The motion passed by a vote of:

Yes: 5 - Samuelson, Chair Warnke, McHugh, Olson Stanley, and Sawin

Not Present: 2 - Salinas, and Martinez

PUBLIC HEARING ITEMS

[PC 2025-027](#)

Site Development Plan, Lot 1 HH Subdivision - 2nd Amendment [1.36 Acres Multi-Family Located South Wolfensberger Road and East of Park Street]

BrieAnna Grandy presented the proposed Site Development Plan from the Wellspring Community for a multi-family development called Unity on Wolfensberger, located at 200 Wolfensberger Road. The property is zoned 826 Park Street expansion and 200 Wolfensberger Road Planned Development Plan and zoning regulations, approved by Town Council in May of 2025 to allow a church and multi-family facility as permitted uses. The site plan proposes to renovate the existing 2-story Quality Inn building. The first floor of the building will be used for offices, day programs, and programming serving the IDD residents. The upper two stories will be utilized for market rate housing with 24 dwelling units. The existing height is approximately 28 feet which is allowed by the zoning. All residential parking is accommodated on site with a surface parking lot and project follows parking standards in the new PD zoning. There was one neighborhood meeting with no one from the public in attendance and the other two neighborhood

meetings were waived. Staff finds that the project meets all criteria.

The applicant, Nicole with the Wellspring Community, also presented. The new building will allow the community to double the number of people they serve.

Chair Warnke thanked the applicant for the services they offer. The Commission had no other comments or questions.

Moved by Samuelson, seconded by Sawin, to approve Planning Commission Topic PC 2025-027 as presented to Town Council for approval. The motion passed by a vote of:

Yes: 5 - Samuelson, Chair Warnke, McHugh, Olson Stanley, and Sawin

Not Present: 2 - Salinas, and Martinez

TOWN COUNCIL LIAISON UPDATE

Mayor Gray gave an update on the Foundation Auto Dealership and Service Center on South Wilcox and the pump back on Chatfield reservoir approvals.

DESIGN REVIEW BOARD UPDATE

Vice-chair McHugh had no updates.

COMMISSION ITEMS

Check for quorum for upcoming meetings:

November 27, 2025 Canceled

December 11, 2025

December 25, 2025 Canceled

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Planning Manager, Brad Boland, gave an update on the CDOT meeting scheduled for Monday, November 17, at the Library from 4 - 6 pm. He also gave an update on a Downtown Parking Study with initial findings presented before the Downtown Alliance. They anticipate going out further for Community feedback for possible solutions, and then going to Council in January or February next year.

ADJOURN

Moved by Chair Warnke, seconded by Vice-Chair McHugh, to Approve to adjourn the meeting. The motion passed by a vote of:

Yes: 5 - Samuelson, Chair Warnke, McHugh, Olson Stanley, and Sawin

Not Present: 2 - Salinas, and Martinez