



Board of Building Appeals Agenda - Final

Bob Binder Chair
Richard Self Vice Chair
Chimezie Akaya
Glen Pappas
Mark Conner

Monday, September 8, 2025

6:00 PM

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

This meeting is open to the public. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

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

5:30 pm DINNER FOR BOARD MEMBERS

6:00 pm CALL TO ORDER

ROLL CALL

CERTIFICATION OF MEETING

6:05 pm APPROVAL OF MINUTES

1. [BOBA 2025-002](#) March 3, 2025 Board of Building Appeals Meeting Minutes

Attachments: [March 3, 2025 Board of Building Appeals Meeting Minutes](#)

2. [BOBA 2025-005](#) June 2, 2025 Board of Building Appeals Meeting Minutes

Attachments: [June 2, 2025 Board of Building Appeals Meeting Minutes](#)

6:10 pm ELECTION OF OFFICERS, ETC.

3. [BOBA 2025-003](#) Election of 2025-2026 Board of Building Appeals Chair

4. [BOBA 2025-004](#) Election of 2025-2026 Board of Building Appeals Vice Chair

6:20 pm TOWN COUNCIL UPDATE

6:25 pm BOARD MEMBER ITEMS

6:30 pm ITEMS FROM STAFF

A. Chief Building Official's Update

8:00 pm ADJOURN



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/8/2025

Item #: 1. **File #:** BOBA 2025-002

To: Members of the Board of Building Appeals

From: Jon White, Chief Building Official

March 3, 2025 Board of Building Appeals Meeting Minutes

Executive Summary

Attached are the meeting minutes from the March 3, 2025 Board of Building Appeals meeting for your review and approval.



Board of Building Appeals Meeting Minutes

Bob Binder Chair
Richard Self Vice Chair
Chimezie Akaya
Glen Pappas
Joseph Morkes

Monday, March 3, 2025

6:00 PM

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

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Meeting went into Recess

Meeting reconvened

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

DINNER FOR BOARD MEMBERS

CALL TO ORDER

The meeting was called to order at 6:12 by Board Member Binder.

ROLL CALL

Present 3 - Bob Binder, Richard Self, and Boardmember Joseph Morkes

Not Present 2 - Chimezie Akaya, and Glen Pappas

Attendance 3 - Ryan Hollingshead, Jon White, and Sharon Chavez

CERTIFICATION OF MEETING

Mr. White certified the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

[BOBA](#)
[2025-001](#)

December 2, 2024 Board of Building Appeals Meeting

Minutes

Attachments: [December 2, 2024 Board of Building Appeals Minutes](#)

Moved by Board Member Morkes, seconded by Board Member Self that the Board of Building Appeals minutes for December 2, 2024 be approved as presented. The motion passed by a vote of: 3 to 0

Yes: 3 - Binder, Self, and Boardmember Morkes

Not Present: 2 - Akaya, and Pappas

TOWN COUNCIL UPDATE

Councilman Hollingshead gave update on items from Town Council.
Approved the finance of the Brickyard which will connect to Plum Creek. Smaller Developers applying for coming year. Working on getting trail access for Lost Canyon.

BOARD MEMBER ITEMS

Board Members Morkes and Self are available for June 2 , 2025 Board of Building Appeals meeting.

ITEMS FROM STAFF

A. Chief Building Official's Update

Mr. White gave an update that we are above average on single family home permits. Looking forward to Dawson's Ridge and Pine Canyon. Looks like Denver will be the first to adopt the 2024 ICC Codes. We will adopt the 2021 Energy Solar Code which will include making homes EV ready along with other electrical items ready in homes. Looking at fire mitigation around homes after the Marshal and other fires.

ADJOURN

Moved by Board Member Binder, seconded by Board Member Self to adjourn the meeting at 6:37 pm. The motion passed by a vote of: 3 to 0.

Yes: 3 - Binder, Self, and Boardmember Morkes

Not Present: 2 - Akaya, and Pappas



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/8/2025

Item #: 2. **File #:** BOBA 2025-005

To: Members of the Board of Building Appeals

From: Jon White, Chief Building Official

June 2, 2025 Board of Building Appeals Meeting Minutes

Executive Summary

Attached are the meeting minutes from the June 2, 2025 Board of Building Appeals meeting for your review and approval.



Board of Building Appeals Meeting Minutes

Monday, June 2, 2025

6:00 PM

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

This meeting is open to the public. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

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DINNER FOR BOARD MEMBERS

CALL TO ORDER

Meeting was called to order at 6:07 pm by Board Member Bob Binder.

ROLL CALL

- Present** 2 - Chair Bob Binder, and Vice Chair Richard Self
- Not Present** 3 - Boardmember Chimezie Akaya, Boardmember Glen Pappas, and Boardmember Joseph Morkes
- Attendance** 3 - Sharon Chavez, Ryan Hollingshead, and Jon White

CERTIFICATION OF MEETING

Mr. White certified the meeting and agenda had been noticed in accordance with the Open Meetings Law.

APPROVAL OF MINUTES

Due to having only 2 Board Members present, the Board does not have a quorum. Differ minutes and other items to the next meeting on September 8, 2025.

[BOBA](#)
[2025-002](#)

March 3, 2025 Board of Building Appeals Meeting Minutes

Attachments: [March 3, 2025 Board of Building Appeals Meeting Minutes](#)

ELECTION OF OFFICERS, ETC.

Due to having only 2 Board Members present, the Board does not have a quorum. Differ minutes and other items to the next meeting on September 8, 2025.

[BOBA](#)
[2025-003](#)

Election of 2025-2026 Board of Building Appeals Chair

[BOBA](#)
[2025-004](#)

Election of 2025-2026 Board of Building Appeals Vice Chair

TOWN COUNCIL UPDATE

Town Council Liaison, Hollingshead, gave the following update:

Approval process of Pine Canyon and Brickyard will be starting.
Drones for the Police Department

BOARD MEMBER ITEMS

None

ITEMS FROM STAFF

A. Chief Building Official's Update

Mr. White gave an update on the Colorado State Wild Resilience Code. This code has restrictions in certain zones (areas), will be adopted by the State, July 1, 2025 and the Town is given 9 months to adopt and then once adopted it will go into effect 3 months after that.

ADJOURN

Move by Board Member Bob Binder, seconded by Board Member Self to adjourn the meeting at 6:27 pm. The motion pass by a vote of 2-0.

Yes: 2 - Chair Binder, and Vice Chair Self

Not Present: 3 - Boardmember Akaya, Boardmember Pappas, and Boardmember Morkes



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/8/2025

Item #: 3. **File #:** BOBA 2025-003

To: Members of the Board of Building Appeals

From: Jon White, Chief Building Official

Election of 2025-2026 Board of Building Appeals Chair

Executive Summary

Election of 2025-2026 Board of Building Appeals Chair.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/8/2025

Item #: 4. **File #:** BOBA 2025-004

To: Members of the Board of Building Appeals

From: Jon White, Chief Building Official

Election of 2025-2026 Board of Building Appeals Vice Chair

Executive Summary

Election of 2025-2026 Board of Building Appeals Vice Chair.