



Planning Commission Meeting Minutes - Draft

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

Thursday, May 8, 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

Matt Roth was also in attendance.

Present 5 - Carlos Salinas, Chair Todd Warnke, Vice Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

Not Present 2 - Jeff Samuelson, and Tom Martinez

Attendance 5 - Sandy Vossler, Jason Gray, Darcie Hartman, Matt Hayes, and John LaSala

CERTIFICATION OF MEETING

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

APPROVAL OF MINUTES

Moved by Sawin, seconded by Vice Chair McHugh, to Approve Planning Commission Topic PC 2025-005 as presented. The motion passed by a vote of: 5 to 0.

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

Not Present: 2 - Samuelson, and Martinez

[PC 2025-005](#)

April 24, 2025 Planning Commission Meeting Minutes

PUBLIC HEARING ITEMS

[PC 2025-006](#)

Dawson Trails Filing No. 2, Tracts O and H, Site Development Plan

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

Ms. Vossler presented on PC 2025-006 Dawson Trails Filing No. 2 Tracts O & H, Site Development Plan. Stacey Weaks of Norris Design and Larry Jacobson of Westside Investment Partners gave a presentation. Chair Warnke asked about emergency access on the southern half of the subdivision and if the two accesses are sufficient, the applicant responded. Ms. Vossler expanded on the criteria for emergency vehicle accesses. Commissioner Salinas asked which schools will be servicing this subdivision. The applicant responded. Commissioner Salinas also asked about flood mitigation for the subdivision, the applicant

responded. There was no public comment. Vice Chair McHugh commented on the thorough nature of the staff report and presentations. Staff and applicant both offered some historical information on the subdivisions connection to racing and some of the street names.

Moved by Vice Chair McHugh, seconded by Salinas, to Approve Planning Commission Topic PC 2025-006 as presented. The motion passed by a vote of: 5 to 0.

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

Not Present: 2 - Samuelson, and Martinez

TOWN COUNCIL LIAISON UPDATE

Mayor Gray gave an update.

DESIGN REVIEW BOARD UPDATE

None.

COMMISSION ITEMS

Check for quorum for upcoming meetings

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Ms. Vossler gave an update. Commission Salinas asked about general electrical grid improvements in technology, Ms. Vossler responded. Commissioner Sawin asked about development fees and how they support things like rec centers or parking, Ms. Vossler responded. Mayor Gray added to Ms. Vossler's comments. Commissioner Sawin asked for more clarification on answering questions from the public, Ms. Vossler and Mayor Gray responded.

ADJOURN

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

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

Not Present: 2 - Samuelson, and Martinez