



Planning Commission Meeting Minutes - Final

Chair Todd Warnke
Vice-Chair Kevin McHugh
Alex Delaney

Tom Martinez
Carlos Salinas
Jeff Samuelson
Mitchell Sawin

Thursday, July 23, 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

Staff in attendance - 4: Mike Hyman, Sandy Vossler, Brad Boland and Carissa Ahlstrom

Present 6 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Mitchell Sawin, and Alex Delaney

Not Present 1 - Vice-Chair Kevin McHugh

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2026-019](#)

June 25, 2026 Planning Commission Meeting Minutes

Moved by Sawin, seconded by Samuelson, to Approve Planning Commission Topic PC 2026-019 as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, Sawin, Samuelson, and Delaney

PUBLIC HEARING ITEMS

[PC 2026-020](#)

Proposed Zoning as Public Land-1 of Town-Owned Parcels known as Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation
[approximately 16.12 acres, located in north and east Castle Rock]

Sandy Vossler presented a zoning proposal from the Town for annexation areas: Home Street Annexation, Maher Ranch Tank Site Annexation, Founders Corner Annexation and Terrain Remnant Annexation. Vossler went over the annexation process and why the Town wants to annex these areas. All parcels are proposed as Public Land (PL-1) primarily for municipal and public uses. One member of the public attended and Commissioners had no comments.

Moved by Martinez, seconded by Delaney, to Approve Planning Commission Topic PC 2026-020 as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, Sawin, Samuelson, and Delaney

TOWN COUNCIL LIAISON UPDATE

Brad gave an update on the moratorium for the drone delivery item that was approved by Town Council on July 21. This will provide time for staff to research and regulations will most likely come to Planning Commission for review. He also spoke on nuisance codes item that was also approved at Town Council on July 21.

DESIGN REVIEW BOARD UPDATE

Brad gave an update on the Design Review Board meeting on 2 signs that were recently approved, the Pilates sign at 300 Perry Street and the Mural sign at the Bike and Ski building.

COMMISSION ITEMS

Check for quorum for upcoming meetings

August 13, 2026

August 27, 2026

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

ADJOURN TO LEGAL TRAINING

Moved by Chair Warnke, seconded by Samuelson, to Approve adjourn to legal training as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, Sawin, Samuelson, and Delaney

Minutes approved by the Planning Commission on _____ by a vote of _____ in favor, _____ opposed, with _____ abstention(s).

Planning Commission