



Planning Commission Meeting Minutes - Draft

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

Thursday, February 12, 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

Present 7 - Jeff Samuelson, Carlos Salinas, Tom Martinez, Chair Todd Warnke, Vice-Chair Kevin McHugh, Kari Olson Stanley, and Mitchell Sawin

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2026-001](#)

December 11, 2025 Planning Commission Meeting Minutes

Moved by Vice-Chair McHugh, seconded by Sawin, to Approve Planning Commission Topic PC 2026-001 as presented. The motion passed by a vote of:

Yes: 7 - Samuelson, Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

PUBLIC HEARING ITEMS

[PC 2026-002](#)

Rezoning - Meadows Medical Planned Development Plan

BrieAnna Grandy presented a proposed rezoning to consolidate split zoning on the New Hope Presbyterian Church property into a new Meadows Medical PDP with limited uses and a maximum building height of 50 feet. Commissioners asked questions regarding permitted uses, building height limitations, and neighborhood compatibility; staff and the applicant explained the intent was to correct the split-zoning issue and restrict future development. Public comment expressed some neighborhood concerns about potential development intensity.

Moved by Vice-Chair McHugh, seconded by Sawin, to recommend approval to Town Council, Planning Commission Topic PC 2026-002 as presented. The motion passed by a vote of:

Yes: 7 - Samuelson, Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

[PC 2026-003](#)

Territorial Road Annexation [4.7 acres, located west of Interstate 25 and south and west of Crystal Valley Interchange]

Sandy Vossler presented the Territorial Road Annexation, a request to annex approximately 4.7 acres west of Interstate 25 near the Crystal Valley Interchange to facilitate future development and municipal services. Commissioners asked questions about the annexation process, future zoning, and infrastructure

considerations, which staff addressed during the hearing. Limited public comment was received.

Moved by Martinez, seconded by Salinas, to recommend approval to Town Council, Planning Commission Topic PC 2026-003 as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

Abstain: 1 - Samuelson

[PC 2026-004](#)

Dawson Trails Planned Development, Amendment No 3 [located west of Interstate 25, and north and south of Crystal Valley Interchange]

Sandy Vossler presented a proposed amendment to the Dawson Trails Planned Development zoning near the Crystal Valley Interchange to modify development standards and land use provisions. Commissioners asked clarifying questions regarding permitted uses, site layout, and consistency with surrounding development; staff and the applicant responded that the amendment would align the zoning with the planned development vision for the area. Public comment was limited.

Moved by Vice-Chair McHugh, seconded by Martinez, to recommend approval to Town Council, Planning Commission Topic PC 2026-004 as presented. The motion passed by a vote of:

Yes: 6 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, and Sawin

Abstain: 1 - Samuelson

TOWN COUNCIL LIAISON UPDATE

Mayor Gray provided a brief update from Town Council, noting recent Council discussions and upcoming public hearings related to several development and annexation items that would be coming forward to Council. He also highlighted ongoing Council work on community projects and coordination with regional partners, emphasizing Council's continued focus on growth management and infrastructure planning.

DESIGN REVIEW BOARD UPDATE

COMMISSION ITEMS

Check for quorum for upcoming meetings

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

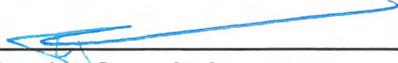
Brad Boland provided the Planning Commission with an update on recent Council discussions related to language in the Comprehensive Plan and also shared information regarding recent email scam activity.

ADJOURN

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

Yes: 7 - Salinas, Martinez, Chair Warnke, McHugh, Olson Stanley, Sawin, and Samuelson

Minutes approved by the Planning Commission on March 12, 2026 by a vote of 4 in favor, 0 opposed, with 3 abstention(s).



Planning Commission