



Planning Commission Meeting Minutes - Draft

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

Thursday, June 12, 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, Mitchell Sawin, Todd Warnke, Carlos Salinas, and Kevin McHugh

Not Present 2 - Kari Olson Stanley, and Tom Martinez

Attendance 7 - TJ Kucewesky, Darcie Hartman, John LaSala, Tara Vargish, Matt Roth, David Van Dellen, and BrieAnna Grandy

CERTIFICATION OF MEETING

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

APPROVAL OF MINUTES

[PC 2025-010](#)

May 22, 2025 Planning Commission Meeting Minutes

Moved by Samuelson, seconded by McHugh, to Approve Planning Commission Topic PC 2025-010 as presented. The motion passed by a vote of: 4 to 0.

Yes: 4 - Samuelson, Sawin, Salinas, and McHugh

Not Present: 2 - Olson Stanley, and Martinez

Abstain: 1 - Warnke

ELECTION OF OFFICERS, ETC.

[PC 2025-011](#)

Election of 2025-2026 Planning Commission Chair

Nominated by Samuelson to elect Warnke as Planning Commission Chair. The nomination passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Sawin, Warnke, Salinas, and McHugh

Not Present: 2 - Olson Stanley, and Martinez

[PC 2025-012](#)

Election of 2025-2026 Planning Commission Vice-Chair

Nominated by Sawin to elect McHugh as Planning Commission Vice Chair. The nomination passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Sawin, Warnke, Salinas, and McHugh

Not Present: 2 - Olson Stanley, and Martinez

[PC 2025-013](#) **Appointment of Design Review Board Representative**

Nominated by Warnke to elect McHigh as the Design Review Board representative for the Planning Commission. The nomination passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Sawin, Warnke, Salinas, and McHugh

Not Present: 2 - Olson Stanley, and Martinez

PUBLIC HEARING ITEMS

[PC 2025-014](#) Soleana Site Development Plan
[77.96 Acres, located north of Alexander Place and west of Collins Street]

Mrs. Grandy presented on PC 2025-014 Soleana Site Development Plan. The applicant, Lenn Haffeman, gave a presentation. Rick R, Civil Engineer, added additional information to the presentation. Commissioner Samuelson asked for clarification on the Martinez property and the Cooper-Hook property, both to the south of the project property, the applicant responded. Commissioner Sawin asked for clarification on lots 1-9 and the elevation changes, and how the watershed and drainage will affect homes in Silver Heights, the applicant responded. Vice Chair McHugh asked for clarification on the second access road and the need for sprinklers, and how the timeline works with SDP approval, active construction, etc, staff responded. Chair Warnke reiterated applicant comments on the potential right of way connections between the proposed project and existing infrastructure, the applicant confirmed. Chair Warnke asked about the proposed development and construction schedule, the applicant responded. Chair Warnke also asked about the water rights that were transferred from Diamond Ridge to the Town and which type they were, the applicant responded. Commissioner Samuelson followed up on the water rights and if any of them had been used, the applicant responded. Commissioner Sawin asked about the traffic study, and how unincorporated Douglas County and Town joined areas are studied, the applicant and staff offered some information, but the applicants traffic engineer was not present. Three members of the public offered comments. Chair Warnke asked again about the sprinklered requirement, staff responded. Chair Warnke asked about the potential for a metro district. Staff responded. Chair Warnke asked if the applicant knew the date of the traffic study, staff responded. Commissioner Sawin asked staff's opinion of needing an updated traffic study, staff responded. Commissioner Sawin expressed concern over the traffic and the traffic study. Commissioner Samuelson reiterated the statistics presented on increased traffic and the contributions made to road improvements, Vice Chair McHugh and Chair Warnke echoed these points. Commissioner Sawin reiterated his concerns about new projects in Unincorporated Douglas County and if that information is shared with and taken into account in Town traffic studies. Staff and the applicant responded.

Moved by McHugh, seconded by Samuelson, to Approve Planning Commission Topic PC 2025-014 as presented. The motion passed by a vote of: 5 to 0.

Yes: 5 - Samuelson, Sawin, Warnke, Salinas, and McHugh

Not Present: 2 - Olson Stanley, and Martinez

TOWN COUNCIL LIAISON UPDATE

Mayor Gray gave an update.

DESIGN REVIEW BOARD UPDATE

None.

COMMISSION ITEMS

Check for quorum for upcoming meetings

June 26, 2025

July 10, 2025

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Kucewesky and Mr. Hyman gave updates.

ADJOURN

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

Yes: 5 - Samuelson, Sawin, Warnke, Salinas, and McHugh

Not Present: 2 - Olson Stanley, and Martinez