



Planning Commission Meeting Minutes - Final

Chair Todd Warnke
Vice-Chair Kevin McHugh
Alex Delaney

Tom Martinez
Carlos Salinas
Jeff Samuelson
Mitchell Sawin

Thursday, June 25, 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 - Chair Todd Warnke, Vice-Chair Kevin McHugh, Mitchell Sawin, Jeff Samuelson, Alex Delaney, Tom Martinez, and Carlos Salinas

CERTIFICATION OF MEETING

APPROVAL OF MINUTES

[PC 2026-017](#)

June 11, 2026 Planning Commission Meeting Minutes

Moved by Delaney, seconded by Martinez, to Approve Planning Commission Topic PC 2026-017 as presented. The motion passed by a vote of:

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

PUBLIC HEARING ITEMS

[PC 2026-018](#)

Dawson Trails Townhomes - Site Development Plan [located in Dawson Trails Planned Development, Planning Area E2]

Prior to the presentation, Commissioner Jeff Samuelson stated that he would abstain from voting on the item.

Sandy Vossler provided updated copies of the vicinity map and a summary of the third neighborhood meeting. She asked that both documents be entered into the record.

Vossler then presented the Site Development Plan (SDP) for the Dawson Trails Townhomes in Planning Area E2.

The applicant team, including Lawrence Jacobson, Jake Schroeder, and Stacy Weeks, gave a presentation on the proposed development. They explained that this would be the first townhome project in Dawson Trails and that the site would have two access points. The presentation covered the project schedule, site location, access, parking, pedestrian connections, drainage, trail network, central common area, and building renderings.

Commissioner Salinas asked questions about the detention area, snow removal, and alternative energy. The applicant explained that the site was designed to direct

snow to designated areas and that the homeowners association (HOA) would most likely be responsible for snow removal. They also stated that they would discuss alternative energy options with the builder once one is selected and that the project will focus on energy-efficient building practices.

Chair Warnke asked about the two access and egress points. The applicant said a traffic study had been completed and showed the access points met all requirements. Chair Warnke also asked how the future mixed-use development next to the townhomes would connect to the site and raised concerns about future parking. The applicant explained that access for future development has been planned and that parking will be reviewed as future site plans are submitted.

Moved by Martinez, seconded by Vice-Chair McHugh, to Approve Planning Commission Topic PC 2026-018 as presented. The motion passed by a vote of:

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

Abstain: 1 - Samuelson

TOWN COUNCIL LIAISON UPDATE

DESIGN REVIEW BOARD UPDATE

Vice-Chair McHugh gave an update on the Design Review Board meeting approving a canopy sign for Pilates Addiction and a mural sign for Castle Rock Bike & Ski.

COMMISSION ITEMS

Check for quorum for upcoming meetings

July 9, 2026

July 23, 2026

Boland mentioned that he doesn't anticipate a meeting for July 9th but will most likely meet on July 23, 2026.

STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Brad Boland gave an update on the opening of the CVI north on ramp, the Comp Plan that will be taken to Council on July 7th as a discussion item and the recent updated building code adoptions.

ADJOURN

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

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

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

