

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR  
PLANNING AND COMMUNITY DEVELOPMENT

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## EL PASO COUNTY PLANNING COMMISSION

### MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, May 15<sup>th</sup>, El Paso County Planning and Community Development Department  
2880 International Circle, Colorado Springs, Colorado – Second Floor Hearing Room

**REGULAR HEARING at 9:00 A.M.**

**PC MEMBERS PRESENT AND VOTING:** SARAH BRITAIN JACK, JIM BYERS, JAY CARLSON, BRYCE SCHUETTELPELZ, WAYNE SMITH, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

**PC MEMBERS PRESENT AND NOT VOTING:** NONE.

**PC MEMBERS ABSENT:** ERIC MORAES AND JEFFREY MARKEWICH.

**STAFF PRESENT:** MEGGAN HERINGTON, JUSTIN KILGORE, LORI SEAGO, AND MARCELLA MAES.

**OTHERS PRESENT AND SPEAKING:** NONE.

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### 1. REPORT ITEMS

**Mr. Kilgore** advised the board that the next PC Hearing is Thursday, June 5<sup>th</sup>, 2025, at 9:00 A.M.

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### 2. ANNUAL ELECTION OF OFFICERS – Chair and Vice-Chair

**PC ACTION: SCHUETTELPELZ MOVED / SMITH SECONDED TO NOMINATE CARLSON AS CHAIR OF THE PLANNING COMMISSION. THE MOTION PASSED (6-0).**

**IN FAVOR: (6)** Brittain Jack, Byers, Schuettpelz, Smith, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**PC ACTION: SCHUETTELPELZ MOVED / BYERS SECONDED TO NOMINATE TROWBRIDGE AS VICE-CHAIR OF THE PLANNING COMMISSION. THE MOTION PASSED (6-0).**

**IN FAVOR: (6)** Brittain Jack, Byers, Carlson, Schuettpelz, Smith, Whitney.

**IN OPPOSITION: (0)** None.

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**3. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA**

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**(NONE)**

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**4. CONSENT ITEMS**

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**A. Adoption of Minutes** for meeting held on April 17<sup>th</sup>, 2025.

**PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (7-0)**

**IN FAVOR: (7)** Brittain Jack, Byers, Carlson, Schuettpelz, Smith, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**B. P2414**

**PARSONS**

**MAP AMENDMENT (REZONING)**

**STERLING RANCH EAST FILING NO. 6 RS-5000**

A request by Classic SRJ Land, LLC for approval of a Map Amendment (Rezoning) of 11.19 acres from RR-5 (Residential Rural) and PUD (Planned Unit Development) to RS-5000 (Residential Suburban). The property is located within the Sterling Ranch Sketch Plan, north of Briargate Parkway, and east of Vollmer Road. (Parcel No. 5200000573) (Commissioner District No. 2)

**NO PRESENTATION, PUBLIC COMMENT OR DISCUSSION**

**PC ACTION: BRITTAIN JACK MOVED / SMITH SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 4B, FILE NUMBER P2414 FOR A MAP AMENDMENT (REZONING), STERLING RANCH EAST FILING NO. 6 RS-5000, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS, TWO (2) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD**

**TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7-0).**

**IN FAVOR: (7)** Brittain Jack, Byers, Carlson, Schuettpelz, Smith, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

**C. SP244**

**PARSONS**

**PRELIMINARY PLAN**

**STERLING RANCH EAST FILING NO. 6**

A request by Classic SRJ Land, LLC for approval of a 56.13-acre Preliminary Plan depicting 198 single-family residential lots and 8 open space, utility, drainage, and right-of-way tracts. The property is zoned RR-5 (Residential Rural) and PUD (Planned Unit Development) and is located east of Vollmer Road and immediately north of the anticipated Briargate Parkway. A concurrent Map Amendment to RS-5000 (Residential Suburban) is also requested. (Parcel ID Nos. 5200000553 and 5200000573) (Commissioner District No. 2)

**NO PRESENTATION, PUBLIC COMMENT OR DISCUSSION**

**PC ACTION: SCHUETTPELZ MOVED / BYERS SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 4C, FILE NUMBER SP244 FOR A PRELIMINARY PLAN, STERLING RANCH EAST FILING NO. 6, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS, THREE (3) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (7-0).**

**IN FAVOR: (7)** Brittain Jack, Byers, Carlson, Schuettpelz, Smith, Trowbridge, Whitney.

**IN OPPOSITION: (0)** None.

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**5. CALLED-UP CONSENT ITEMS:**

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(NONE)

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**6. REGULAR ITEMS**

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(NONE)

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**7. NON-ACTION ITEMS**

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(NONE)

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**MEETING ADJOURNED** at 9:13 A.M.

**Minutes Prepared By:** Jessica Merriam