

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, November 6th, 2025, 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 BRITTAIN JACK, JAY CARLSON, BECKY FULLER, BRYCE SCHUETTELPELZ, AND CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: BLAINE BREW.

PC MEMBERS ABSENT: JIM BYERS, ERIC MORAES, AND TIM TROWBRIDGE.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, KARI PARSONS, JEN UHLER, LISA ELGIN, EDWARD SCHOENHEIT, JOE SANDSTROM, JOE LETKE, ERIKA KEECH, AND JESSICA MERRIAM.

OTHERS PRESENT AND SPEAKING: NONE.

1. REPORT ITEMS

Mr. Kilgore introduced new planning staff member Jen Uhler and advised the board that the next PC Hearing is Thursday, November 20th, 2025, at 9:00 A.M.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE.

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on October 16th, 2025.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (5 - 0)

IN FAVOR: (5) Brittain Jack, Carlson, Fuller, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

B. SF2434

PARSONS

FINAL PLAT

SKYE VISTA SUBDIVISION FILING NO. 1

A request by Skye Vista LLC, for approval of a 36.19-acre Final Plat creating 13 single-family residential lots and 2 tracts. The property is zoned RR-2.5 (Residential Rural) and is located north of Hodgen Road and east of Settlers Ranch Road. (Parcel No. 6100000485) (Commissioner District No. 1)

NO STAFF & APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: SCHUETTPELZ MOVED / BRITTAIN JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SF2434 FOR A FINAL PLAT, SKYE VISTA SUBDIVISION FILING NO. 1, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH EIGHT (8) CONDITIONS, FOUR (4) 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 (5 - 0).

IN FAVOR: (5) Brittain Jack, Carlson, Fuller, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

C. VR251

ELGIN

VACATION AND REPLAT

CLAREMONT BUSINESS PARK 2 FILING NO. 3

A request by Brian Zurek for approval of a 1.808-acre Vacation and Replat creating two commercial lots sized 0.855 acres and 0.771 acres, and a tract of 0.182 acres. The property is

zoned CS (Commercial Service) and is located at 1541 El Jefe Heights. (Parcel No. 5405412013)
(Commissioner District No. 2)

NO STAFF & APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: SCHUETTELPELZ MOVED / WHITNEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VR251 FOR A VACATION AND REPLAT, CLAREMONT BUSINESS PARK 2 FILING NO. 3, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH SEVEN (7) CONDITIONS, THREE (3) NOTATIONS, ONE (1) WAIVER, 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 (5 - 0).

IN FAVOR: (5) Brittain Jack, Brew, Fuller, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

RECUSED: (1) Carlson.

4. CALLED-UP CONSENT ITEMS:

NONE.

5. REGULAR ITEMS

A. VA253

LETKE

VARIANCE OF USE

PRO TRANS VARIANCE OF USE

A request by Pro Trans Plus for approval of a Variance of Use to permit a commercial vehicle repair garage within an existing hangar at the Meadow Lake Airport. The property is zoned R-4 (Planned Development) and is located within the GA-O (General Aviation Overlay District), which restricts non-aviation-related land uses. Additionally, Final Plat Meadow Lake Airport Filing No. 3, Note #1, limits all lots to "hangar and airport accessory uses only." The hangar is

located south of Judge Orr Road and east of Highway 24. (Parcel No. 4304002080)
(Commissioner District No. 2)

DISCUSSION: Mr. Kilgore requested that this item be postponed to a date certain of November 20th, 2025.

PC ACTION: BRITTAIN JACK MOVED / FULLER SECONDED TO CONTINUE THIS ITEM AT THE NOVEMBER 20TH, 2025 PLANNING COMMISSION HEARING.

IN FAVOR: (5) Brittain Jack, Carlson, Fuller, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

6. NON-ACTION ITEMS

NONE.

MEETING ADJOURNED at 9:10 A.M.

Minutes Prepared By: Jessica Merriam