

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, February 5th, 2026, 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: BLAINE BREW, SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BECKY FULLER, ERIC MORAES, BRYCE SCHUETTEL, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS PRESENT AND NOT VOTING: NONE.

PC MEMBERS ABSENT: NONE.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, ERIKA KEECH, MIRANDA BENSON, JOE LETKE, CHARLENE DURHAM, BRET DILTS, GILBERT LAFORCE, AND JESSICA MERRIAM.

OTHERS PRESENT AND SPEAKING: NONE.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, February 19th, 2026, at 9:00 A.M.

Ms. Herington informed the board of three new associate board members that were appointed by the El Paso County Board of Commissioners on February 3rd, 2026. These new members will need to complete onboarding training before they can begin attending regular Planning Commission hearings.

Ms. Merriam informed the board of a new public comment feature in EDARP as well as the updated process regarding public comments during public hearings. She also let the board know about changes to the Board of County Commissioners summer schedule.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA

NONE

3. CONSENT ITEMS

A. Adoption of Minutes for meeting held on December 18th, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (9 - 0)

IN FAVOR: (9) Brew, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

B. 2026 Sunshine Law Statement

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED ADOPTION OF THE "2026 SUNSHINE LAW RESOLUTION" AS IT WAS PRESENTED. THE MOTION PASSED (9-0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

C. VR253

LETKE

VACATION AND REPLAT

POWERS SUBDIVISION

A request by Mark Powers for approval of a 10.72-acre Vacation and Replat creating two (2) residential lots. The property is zoned RR-2.5, and the two proposed lots will be 7.58 acres and 3.10 acres in size. The subject property is located on Old Ranch Road and is approximately .08 miles east of the intersection of Old Ranch Road and Otero Avenue. (Parcel No. 6228005049) (Commissioner District No. 1)

NO PRESENTATIONS OR DISCUSSION

PC ACTION: FULLER MOVED / SCHUETTPELZ SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER VR253 FOR A VACATION AND REPLAT, POWERS SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) CONDITIONS, FOUR (4) 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 (9 - 0).

IN FAVOR: (9) Brew, Brittain Jack, Byers, Carlson, Fuller, Moraes, Schuettpelz, Trowbridge, and Whitney.

IN OPPOSITION: (0) None.

D. VA255

BENSON

VARIANCE OF USE

7260 BURGESS ROAD MOUNTAIN AIR MARKETING

A request by Mountain Air Marketing for approval of a Variance of Use on 4.89 acres to allow a general office as the principal use in the RR-5 (Residential Rural) district. The property is located at 7260 Burgess Road. (Parcel No. 5217000055) (Commissioner District No. 1)

NO PRESENTATIONS OR DISCUSSION

PC ACTION: THIS ITEM WAS WITHDRAWN BY THE APPLICANT.

4. CALLED-UP CONSENT ITEMS:

NONE

5. REGULAR ITEMS

NONE

6. NON-ACTION ITEMS

A. Appreciation breakfast for Planning Commission Board Members

MEETING ADJOURNED at 9:07 A.M.

Minutes Prepared By: Jessica Merriam

