

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR
PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, June 4th, 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: Thomas Bailey, Sarah Brittain Jack, Mae Emrick, Eric Moraes, Bryce Schuettpelez, and Christopher Whitney.

PC MEMBERS PRESENT AND NOT VOTING: Michael Brewer (Virtual).

PC MEMBERS ABSENT: Blaine Brew, Jim Byers, Suzanne Casagrande, Tim Trowbridge, and Jason Wulf.

STAFF PRESENT: Meggan Herington, Justin Kilgore, Erika Keech (Virtual), Jen Uhler, Jalal Saleh, Gilbert Laforce, and Jessica Merriam.

OTHERS PRESENT AND SPEAKING: Allan Ake.

1. REPORT ITEMS

Mr. Kilgore advised the board that the next PC Hearing is Thursday, June 18th, 2026, 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 May 21st, 2026.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED (6 - 0)

IN FAVOR: (6) Bailey, Brittain Jack, Emrick, Moraes, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

B. SP215

HOWSER

PRELIMINARY PLAN

VIEWPOINT ESTATES FILING NO. 2

A request by Viewpoint Estates, LLC for approval of a 24.332-acre Preliminary Plan illustrating 7 single-family residential lots. The property is zoned RR-2.5 (Residential Rural) and is located at 21209 Chelsey Drive and 21307 Chelsey Drive, on the north side of US Highway 94, approximately 1 mile east of Peyton Highway. (Parcel Nos. 3410009001 and 3410010001) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: MORAES MOVED / BRITTAI JACK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3B, FILE NUMBER SP215 FOR A PRELIMINARY PLAN, VIEWPOINT ESTATES FILING NO. 2, 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 (6 - 0).

IN FAVOR: (6) Bailey, Brittain Jack, Emrick, Moraes, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

C. SF2142

HOWSER

FINAL PLAT

VIEWPOINT ESTATES FILING NO. 2

A request by Viewpoint Estates, LLC for approval of a 24.332-acre Final Plat creating 7 single-family residential lots. The property is zoned RR-2.5 (Residential Rural) and is located at 21209

Chelsey Drive and 21307 Chelsey Drive, on the north side of US Highway 94, approximately 1 mile east of Peyton Highway. (Parcel Nos. 3410009001 and 3410010001) (Commissioner District No. 2)

NO STAFF OR APPLICANT PRESENTATIONS OR DISCUSSION

PC ACTION: SCHUETTELPELZ MOVED / BAILEY SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3C, FILE NUMBER SF2142 FOR A FINAL PLAT, VIEWPOINT ESTATES FILING NO. 2, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH FIVE (5) 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 (6 - 0).

IN FAVOR: (6) Bailey, Brittain Jack, Emrick, Moraes, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

D. CC261

UHLER

MAP AMENDMENT (REZONING)

MULE HAVEN REZONING A-5 TO CC

A request by Mulehaven LTD for approval of a Map Amendment (Rezoning) of 22.14 acres from A-5 (Agricultural) to CC (Commercial Community). The property is located on I-25, ¼ mile north of the intersection of I-25 and Highway 85. (Parcel No. 6433401007) (Commissioner District No. 5)

STAFF & APPLICANT PRESENTATIONS

DISCUSSION: Mr. Moraes noted that, while the request was limited to a rezoning and not a direct change in land use, approval of the rezoning would subject the property to the uses permitted within the Commercial Community (CC) zoning district and eliminate uses allowed exclusively under the existing A-5 zoning district. He emphasized the importance of understanding that future use of the property would be governed by the CC district regulations if the rezoning were approved. **Mr. Allan Ake**, property owner, acknowledged the purpose of the rezoning request and asked whether existing

agricultural activities, specifically the use of mules on the property, could continue following rezoning. **Ms. Herington** explained that the existing use could continue as a legal nonconforming use because it lawfully existed prior to the rezoning. She noted that the use could remain in place provided it was not expanded or modified in a manner requiring additional development approvals.

PC ACTION: BAILEY MOVED / EMRICK SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 3D, FILE NUMBER CC261 FOR A MAP AMENDMENT (REZONING), MULE HAVEN REZONING A-5 TO CC, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND TWO (2) NOTATIONS, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (6 - 0).

IN FAVOR: (6) Bailey, Brittain Jack, Emrick, Moraes, Schuettpelz, and Whitney.

IN OPPOSITION: (0) None.

4. CALLED-UP CONSENT ITEMS:

NONE

5. REGULAR ITEMS

NONE

6. NON-ACTION ITEMS

NONE

MEETING ADJOURNED at 9:15 A.M.

Minutes Prepared By: Jessica Merriam