

Development Review Committee MEETING MINUTES

Meeting Date: April 08, 2026

Aspen/Vail Conference Room: Eastridge Recreation Center
9568 S University Blvd – Highlands Ranch, CO 80126



HIGHLANDS
RANCH
COMMUNITY ASSOCIATION

I. CALL TO ORDER

The meeting was called to order at 5:58 p.m. by W. **Bryant**.

- ☒ Roll call was taken by W. **Bryant**, and a quorum was established.

Member Name	Present	Absent	Excused
Greg Banks	✓		
Michael Burmeister	✓		
Kyle Matthews	✓		
Erik Okland	✓		
Dawn Vaughn	✓		
Jason Pickett	✓		

- ☒ Also in attendance:

Woody **Bryant**, HRCA: Director of Community Improvement Services
John **Mezger**, HRCA: Commercial & Residential Technician
Aurom **Mahobian**, SKDesign Group (remote via: ZOOM)
Dave **Hieronimus**, DLH Architecture, LLC
Branson **Stewart**, Cherry Hills Community Church
Jim **Hendricks**, Cherry Hills Community School
Booker **Lightman**, Resident

II. PREVIOUS BUSINESS

A. Review of December 10, 2025 DRC Meeting Minutes.

a. DISCUSSION:

- i. Nothing of consequence.

b. ACTION:

- i. A motion was made to **APPROVED AS PRESENTED** the December 10, 2025 Meeting Minutes by D. **Vaughn**, seconded by G. **Banks**.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	1

Notes: Kyle **Matthews** was not in attendance at the 12/20/2025 Meeting.

- ii. Motion **PASSES**.

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Eastridge Rec Center: Admin Wing



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III. NEW BUSINESS

A. **Cherry Hills Community School, Athletic Field** (3900 Grace Boulevard).

a. Summary of Proposal.

- i. The submittal proposes improvements to an existing athletic field to replace a substandard, east-west oriented natural grass field with a full-size, north-south oriented 100-yard multi-purpose synthetic turf field designed to support football, soccer, and lacrosse programs, while also removing existing unsightly site conditions such as an abandoned roller hockey rink and storage materials.
- ii. The proposal does not include new lighting, bleachers, buildings, or increased traffic, and is framed as an upgrade to existing facilities rather than an expansion of use or intensity

b. Staff presentation by W. **Bryant**.

- i. Reference: [StaffReview&FindingsMemo.pdf](#) and [StaffPresentation_CHCC-SAthleticField.....pttx](#)

c. Applicant presentation by D. **Hieronymus**.

- i. Reference: [facing west.pdf](#) and [Updated CHCC Multipurpose Rendering.pdf](#)

d. **DISCUSSION:**

- i. During the meeting, the Committee asked several clarification questions (e.g., drainage, planned use of field, field striping, access, earthwork, location of field vis-à-vis planned "natural grass" field, landscaping), which were addressed to the Committee's satisfaction.
- ii. The Committee was concerned that an Accessible Path was not shown on the plans.
 1. D. **Hieronymus** noted that there is an existing path from the parking lot to the existing field; however, it's currently being impacted as part of the Mana Ministry's Building Project. The design team agreed that the path should be shown on the plans to ensure ADA Accessibility is provided.

e. **ACTION:**

- i. A motion was made by M. **Burmeister** that proposal be **APPROVED WITH CONDITIONS**. Seconded by G. **Banks**.
- ii. **APPROVAL CONDITIONS:**
 1. The planned ADA Accessible Path be shown on the Site Improvement Plans.
 2. The synthetic turf installation shall be completed in substantial conformance with the submitted specifications (Allsport XP or equivalent commercial-grade system), ensuring durability, drainage, and visual quality consistent with the submittal.
 3. The applicant shall maintain the field and surrounding area in a clean and orderly condition, including removal of any outdoor storage, debris, or previously identified site clutter.
 4. Should documented impacts, including neighbor concerns related to glare, noise, or operational intensity, materially exceed those represented in the application, the DRC reserves the right to require reasonable mitigation measures.
 5. This approval is limited to the scope as presented, specifically excluding field lighting, bleachers, amplified sound systems, or additional vertical improvements. Any such future additions shall require separate DRC review and approval.
 6. Future modifications to the approved scope or documented changes in operational intensity may be subject to additional review, and the DRC reserves the right to require reasonable mitigation measures if conditions materially change.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

iii. Motion **PASSES**.

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IV. NON-AGENDA RESIDENT COMMENTS

- A. No "Non-Agenda Resident Comments" were offered.

V. STAFF COMMENTARY

- A. No "Staff Commentary" was provided.

VI. ADJOURNMENT

- A. With no further business, a motion was made by K. **Matthews** to adjourn the meeting. Seconded by M. **Burmeister**.

VOTE TALLY		
Concur	Dissent	Abstain
6	0	0

Notes: None.

- B. Motion **PASSES**. The **meeting was adjourned** at 7:05 p.m.

VII. APPROVAL OF THESE MEETING MINUTES

- A. These minutes were reviewed electronically (results shown below).
a. The DRC opted to **APPROVE AS PRESENTED**.

VOTE TALLY		
Concur	Dissent	Abstain
5	0	0

Notes: None.

- b. Motion **PASSES**.

HRCA DRC ELECTRONIC REVIEW				
PROJECT:	Not applicable			
ADDRESS:				
REVIEW TYPE:	Review of April 06, 2026 Meeting Minutes			
DRC MEMBER	APPROVE	DENY	ABSTAIN	COMMENTS
Greg BANKS	☒	☐	☐	
Michael BURMEISTER	☒	☐	☐	Vote rcv'd via email 06/14/2026 @ 3:33 PM MT
Kyle MATTHEWS	☐	☐	☐	Member on vacation.
Erik OKLAND	☒	☐	☐	
Jason PICKETT	☒	☐	☐	WB Note: I've corrected the spelling of Jason's last name to PICKETT on the Meeting Minutes.
Dawn VAUGHN	☒	☐	☐	