



**Planning Commission Meeting
Minutes
April 7, 2026**

ROLL CALL: Those Present were: Chair Rahem Mulatu; Vice-Chair Andrew Bryant; and Commission Members Jeff Tompkins, Bruce Thomas, Albert Kendrick, Tim Lindow, Rebecca Vigil **Absent/Excused** – Stephen Butler, Randy Stutz

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Erinn Rogowski, Planner II and Collin Wahab, Senior Planner; Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:00 p.m.**

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY VICE CHAIR BRYANT TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY VICE CHAIR BRYANT AND SECONDED BY COMMISSIONER KENDRICK TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY WITH COMMISSIONERS VIGIL AND LINDOW AND CHAIR MULATU ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

A public hearing for a Conceptual Site Plan in the Community Retail zone district for the addition of a restaurant generally located at the southeast corner of Thornton Parkway and Huron Street (Schweitzer Subdivision, Block 1, Lots 1 & 4 – Case Number PLCSP202400583).

The floor was opened at **6:04 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Ms. Rogowski was the case presenter for PLCSP202400583. Ms. Rogowski entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter

Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting* Ms. Rogowski presented slides and information on the proposed development.

Ms. Rogowski introduced the applicant.

Mr. Chad Wallace, 28677 South Buffalo Park Road Suite 205, confirmed he had been sworn in. Mr. Wallace introduced additional slides and information regarding the project.

Ms. Rogowski recommended the approval of both PLCSP202400583.

Seana Cabral, 9140 Huron Street, confirmed she had been sworn in. Ms. Cabral provided testimony in support of the project.

Matt Cabral, 9140 Huron Street, confirmed he had been sworn in. Mr. Cabral provided testimony in support of the project. Mr. Cabral stated concerns, only the property remained undeveloped.

Marco Vargas Gomez, 2162 South Lansing Court, confirmed he had been sworn in. Mr. Vargas Gomez asked for additional information on other locations the owner currently operates around the metro area to get a better idea of what services they anticipate providing for the community.

Sandra Wolf, 8660 Mariposa Street, confirmed she had been sworn in. Ms. Wolf provided testimony in support of the project. Ms. Wolf inquired if the building would accommodate Americans with Disabilities Act (ADA) guidelines. Ms. Wolf inquired about noise regulations after 10:00 p.m.

There was discussion amongst staff, the applicant and Commission regarding the testimony provided.

The floor closed for further testimony at **6:40 p.m.**

MOTION WAS MADE BY COMMISSIONER LINDOW AND SECONDED BY VICE CHAIR BRYANT TO APPROVE THE PLCSP202400583 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

A resolution concerning a Conceptual Site Plan (CSP) for Parterre Planning Area 5A, allowing a 19-lot commercial and mixed-use development on approximately 72 acres (Parterre Subdivision – Amendment No.1 - Case Number PLCSP202500870)

The floor was opened at **6:00 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Mr. Wahab was the case presenter for PLCSP202500870. Mr. Wahab entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting*. Mr. Wahab presented slides and information on the proposed development.

Mr. Wahab introduced the applicant.

Shelby Madrid, 6200 South Syracuse Way, confirmed she had been sworn in. Ms. Madrid introduced additional slides and information regarding the project.

Jeff Plank, 6200 South Syracuse Way, confirmed he had been sworn in. Mr. Plank provided additional information regarding the traffic study.

Mr. Wahab recommended the approval of both PLCSP202500870.

The floor was opened for public comment at **6:49 pm**

Thomas Hogan, South 7626 East 148th Place, confirmed he had been sworn. Mr. Hogan Provided testimony in opposition of the project due to traffic concerns.

Cindy O'Neill, 15685 Xenia Way, confirmed she had been sworn. Ms. O'Neill asked for clarification on the purpose of the Conceptual Site Plan (CSP) and why this plan is under the 1992 regulations rather than the regulations adopted in 2025. Inquired as to why only stop signs would be added as opposed to streetlights.

The floor closed to further testimony at **7:20 pm.**

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER LINDOW TO APPROVE THE PLCSP202500870 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

STAFF REPORTS/PRESENTATIONS - NONE

OTHER MATTERS:

Election of Officers

A. Chair

MOTION WAS MADE BY CHAIR MULATU AND SECONDED BY COMMISSIONER THOMAS TO ELECT COMMISSIONER BRYANT AS CHAIR.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

B. Vice-Chair

MOTION WAS MADE BY CHAIR MULATU AND SECONDED BY COMMISSIONER THOMAS TO ELECT COMMISSIONER REBECCA VIGIL AS VICE CHAIR.


THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

There are currently no items scheduled for the April 21, 2026, Meeting.


THE MEETING WAS ADJOURNED AT 7:32 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Andrew Bryant, Chairperson Signature

ATTEST:



Recording Secretary Signature