



**Planning Commission Meeting
Minutes
September 2, 2025**

ROLL CALL: Those Present were: Chair Rahem Mulatu; Vice-Chair Andrew Bryant and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, and Stephen Butler.

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Erinn Rogowski, 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 COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER BUTLER TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

PLDP202402050: A Resolution for public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district for the construction of a financial institution with a drive-through generally located on the southeast corner of East 138th Avenue and Quebec Street (Quebec Highlands Filing Number 1 Sixth Amendment, Lot 1B).

The floor was opened at **6:03 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 PLDP202402050. 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.

Joshua Gonsalves, 3142 Prospect Avenue, E, Cleveland Ohio, confirmed he had been sworn. Mr. Gonsalves introduced additional slides and information regarding the project.

Ms. Rogowski recommended the approval of PLDP202402050.

The floor closed for further testimony at **6:24 pm**.

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE PLDP202402050 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-0.

PLCSP202401719: A Resolution for public hearing for a Conceptual Site Plan in the Community Retail zone district for the construction of an assisted living facility generally located south of East 120th Avenue between Claude Court and York Street (Yorktowne Amendment 1 Lot 2B).

The floor was opened at **6:28 p.m.**

Ms. Rogowski was the case presenter for PLCSP202401719. 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.

Greg Howes, 355 Bellaire Court, Broomfield CO, was sworn in at this time. Mr. Howes introduced additional slides and information regarding the project.

Ms. Rogowski recommended the approval of both PLCSP202401719.

The floor closed for further testimony at **7:07 pm**.

MOTION WAS MADE BY VICE CHAIR BRYANT AND SECONDED BY

COMMISSIONER THOMAS TO APPROVE THE PLCSP202401719 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-0.

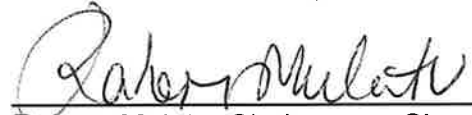
STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

- A. Current Vacancies
- B. Upcoming meetings:
 - i. Next meeting is scheduled for September 16, 2025

THE MEETING WAS ADJOURNED AT 7:14 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Rahem Mulatu, Chairperson Signature

ATTEST



Recording Secretary Signature