



**Planning Commission Meeting
Minutes
July 15, 2025**

ROLL CALL: Those Present were: Chair Rahem Mulatu, Vice-Chair Andrew Bryant, and Commissioners Randy Stutz, Jeff Tompkins, and Bruce Thomas. **Absent/Excused: Commissioners Nora Brandon and Stephen Butler. Absent/Unexcused: Commissioner Jacque Phillips.**

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Collin Wahab, Principal 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 COMMISSIONER TOMPKINS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY WITH AN AMENDMENT TO THE MINUTES ON A PREVIOUS MOTION TO STATE "MOTION WAS MADE BY COMMISSIONER STUTZ AND SECONDED BY COMMISSIONER BUTLER TO DELEGATE THE PLANNING COMMISSION ABILITY TO REQUEST A SITE PLAN FROM THE CHARTER SCHOOL TO CITY STAFF."

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

PLZ202401710: Resolution concerning a Zoning Amendment to amend the previously approved Planned Development for the Parterre Subdivision, allowing the recreation center with Planning Area 1A to be relocated to south E-470 (Parterre Subdivision Amendment Number 1).

The floor was opened at **6:05 p.m.**

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

Mr. Campbell introduced Mr. Wahab as the case presenter for PLZ202401710. 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.

Kayleigh Gillespie, 1101 Bannock Street, confirmed she had been sworn. Ms. Gillespie from the applicant team, introduced additional slides and information regarding the project.

Mr. Wahab recommended the approval of PLZ202401710.

Susan Marinelli, 15020 Quince Court, confirmed she had been sworn. Ms. Marinelli stated that there was a misunderstanding that the clubhouse would be a recreation center open to the public and inquired where the second recreation center will be located.

Kristin Richeimer, 6266 East 143rd Avenue, was sworn in at this time. Ms. Richeimer stated that based on the online information provided, that the recreation center seemed it would be open to the public.

The floor closed to further testimony at **6:29 pm**.

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE PLZ202401710 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 5-0.

STAFF REPORTS/PRESENTATIONS - None

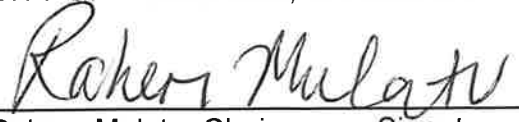
OTHER MATTERS:

Upcoming meetings:

- i. Next meeting is scheduled for Tuesday, August 19, 2025.
- ii. National Night Out is August 5, 2025.

THE MEETING WAS ADJOURNED AT 6:40 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO


Rahem Mulatu, Chairperson Signature

ATTEST:


Recording Secretary Signature