



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

ROLL CALL: Those Present were: Vice-Chair Rahem Mulatu; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, Nora Brandon, Stephen Butler, Jacque Phillips, and Andrew Bryant. Absent/Excused – Chair Anna Sparks

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Mike Garrott, Planning Director; Ellie Hassan, Senior Planner; Matthew Koenig, Project Manager Traffic Engineering; 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 TOMPKINS AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER BUTLER TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY WITH COMMISSIONER BRANDON ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

Eastcreek Farm: **PLZ202400296** and **PLCSP202400295**: Resolutions concerning an Amendment to an Overall Development Plan/Conceptual Site Plan, and Planned Development Standards for the Eastcreek Farms Townhome Development which is generally located at the northeast corner of the intersection of East 152nd Avenue and York Street (Eastcreek Farm Subdivision).

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.

Ms. Hassan was the case presenter for **PLZ202400296** and **PLCSP202400295**. Ms. Hassan 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. Hassan presented slides and information on the proposed development.

Ms. Hassan introduced the applicant.

Monika Krapichler, 1501 Wazee Street, Denver CO, confirmed she had been sworn. Ms. Krapichler introduced additional slides and information regarding the project.

Ms. Hassan recommended the approval of both **PLZ202400296** and **PLCSP202400295**.

Matthew Koenig, 9500 Civic Center Drive, Thornton, confirmed he had been sworn and provided clarification regarding the traffic signals, signal warrant process and stop signs for the project.

Brian Stockton, 9193 S. Jamaica Street, Englewood CO, confirmed he had been sworn. Mr. Stockton and provided clarification regarding the HOA's, lighting and previous plans for the project site.

Mr. Campbell provided further clarification regarding the project.

Commissioner Phillips arrived at 6:32 p.m.

Floor open for public comment 6:40 p.m.

Brad Sexton, 2471 East 150th Avenue, Thornton CO, was sworn and asked questions regarding the traffic signals at the project and expressed concerns regarding traffic and noise levels.

Martin Falvey, 1965 East 150th Place, Thornton CO, was sworn in and provided further clarification regarding traffic, traffic signals and safety concerns.

The floor closed for public comment at 6:47 p.m.

Matthew Koenig confirmed he had been sworn and provided further clarification regarding traffic. Mr. Stockton provided clarification regarding noise levels.

The floor closed to further testimony at **7:08 p.m.**

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE PLZ202400296 AND

PLCSP202400295 RESOLUTION WITH COMMISSIONER PHILLIPS ABSTAINING AS THEY WERE NOT IN ATTENDANCE FOR THE FIRST PORTION OF THE PUBLIC HEARING.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 7-0.

Public hearing portion closed at **7:15 p.m.**

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

Election of Chair

MOTION WAS MADE BY COMMISSIONER PHILLIPS AND SECONDED BY COMMISSIONER BRANDON TO NOMINATE RAHEM MULATU AS CHAIR.

MOTION PASSED 8-0

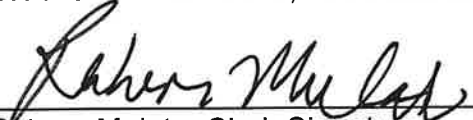
Election of Vice-Chair

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER PHILLIPS TO NOMINATE ANDREW BRYANT AS VICE CHAIR.

MOTION PASSED 8-0

THE MEETING WAS ADJOURNED AT 7:27 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO


Rahem Mulatu, Chair Signature

ATTEST:


Recording Secretary Signature