



**Planning Commission Meeting
Minutes
July 1, 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.
Absent/Excused – Commissioners Phillips and Brandon

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Lori Hight, Senior Planner; Karen Widomski, Long Range Planning Manager, Kyle Kearns, 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 BRYANT AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE AGENDA WITH AN AMENDMENT TO ADD ITEM 7B. 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 COMMISSIONERS TOMPKINS AND STUTZ ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

- A. Resolution for Development Code Repeal and Reenactment and Adoption of New Official Zoning Map.

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. Widomski was the presenter for the Development Code Repeal and Reenactment and Adoption of New Official Zoning Map. Ms. Widomski 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. Widomski presented slides and information on the proposed changes.

Ms. Widomski recommended the approval of the resolution.

The floor was opened to the public at 6:54 p.m.

Sarah Wolski, 1460 East 128th Court, was sworn in at this time. Ms. Wolski stated concerns about the current Development code document being difficult to read, and changes to the minimum lot size, setbacks, building height and lot coverage.

Kevin Orca, 1981 East 129th Drive, was sworn in at this time. Mr. Orca stated that he appreciated the commissioners understanding the importance of including public comment.

James Weigel, 2 Avocet Circle, was sworn in at this time. Mr. Weigel stated concerns about not seeing a clear chapter in the development code regarding the public's involvement. He would like to know if these changes solve the problem of the public being involved in the decision-making process.

Annika Lanning 1450 East 128th Court, was sworn in at this time. Ms. Lanning stated her concerns on the administrative process for the preliminary plan, reduced setbacks, traffic density and concerns that changes will make transparency difficult.

Madeline Gore, 9824 Orangewood Drive, was sworn in at this time. Ms. Gore stated concerns on incentivizing developers and would like to see opportunities for affordable housing.

Ms. Hight addressed public comments. Ms. Widomski also provided additional insight regarding the Comprehensive Plan. Mr. Kearns provided additional information regarding traffic and parking.

The floor closed to further testimony at 7:22 p.m. and reopened at 7:25 p.m.

Commissioners addressed additional questions regarding the current process to notify the public about upcoming developments.

The floor was closed to further testimony at 7:38 p.m.

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER BUTLER TO APPROVE ALTERNATIVE 2 RESOLUTION WITH AN AMENDMENT TO RETAIN THE PRELIMINARY PLAN PROCESS AS A PUBLIC HEARING.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-0.

The public hearing was closed at 7:45 p.m.

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

Commissioner Anna Sparks has resigned her position as of June 15, 2025.

Ms. Whitney and Mr. Campbell notified the Commission that a Charter School has notified the city of a proposed development that falls under certain criteria that it is not required to go through the local Planning Commission, as it will be governed solely by the state. However, the Commission can request a site development plan for review within 10 days of receiving notification from the school. Ms. Whitney asked if the Commission would like to delegate their authority to request a site plan.

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.

MOTION PASSED 6-0

Next meeting is scheduled for Tuesday, July 15, 2025. We anticipate at least one public hearing item

THE MEETING WAS ADJOURNED AT 8:00 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Signed by:

Rahem Mulatu

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Rahem Mulatu, Chairperson Signature

ATTEST:

DocuSigned by:

Monica Gutierrez

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Recording Secretary Signature