



**Planning Commission Meeting  
Minutes  
August 19, 2025**

ROLL CALL: Those Present were: Chair Rahem Mulatu, Vice-Chair Andrew Bryant; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, Nora Brandon, Stephen Butler, and Jacque Phillips. Chair Mulatu advised that Commissioner Thomas will be two minutes late, Commissioner Thomas joined at 6:02 p.m.

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Kira Stoller, Senior Planner; Erinn Rogowski, Planner II, Keith Evans, Deputy Police Chief, Desirae Lovato, 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 BRANDON AND SECONDED BY COMMISSIONER BRYANT 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 COMMISSIONERS BRANDON, BUTLER AND PHILLIPS ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.**

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

**A. Washington Center F1 A3 B1 L2R**

- i. **PLDP202401500:** A public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district to allow an additional drive-through lane on a developed site generally located on the northwest corner of East 120<sup>th</sup> Avenue and Lafayette Street.

The floor was opened at **6:06 p.m.**

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

Mr. Campbell introduced Ms. Rogowski as the case presenter for **PLDP202401500**. 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.

Howard Ehrsam, 7245 Alaska Drive, Street 250, confirmed they had been sworn. Mr. Ehrsam introduced additional slides and information regarding the project and responded to questions from the Commissioners.

Steven Rotramel, confirmed they had been sworn. Mr. Rotramel, introduced additional slides and information regarding the project and responded to questions from the Commissioners.

Ms. Rogowski recommended the approval of **PLDP202401500**.

The floor closed to further testimony at **6:23 pm**.

**MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER PHILLIPS. TO APPROVE THE PLDP202401500 RESOLUTION.**

**THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.**

**MOTION PASSED 8-0.**

The floor was opened at **6:26 p.m.**

At this time, individuals who have not been sworn wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

**B. 1551 East 128<sup>th</sup> Avenue – Maiker Housing**

- i. **PLZ202400439:** A public hearing concerning a Zoning Amendment, including an Overall Development Plan and Planned Development Standards, for approximately 4.6 acres of land generally located north of East 128<sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 East 128<sup>th</sup> Avenue.

- ii. **PLCSP202400438:** A public hearing concerning a Conceptual Site Plan for a residential development on approximately 3.7 acres of land generally located north of East 128<sup>th</sup> Avenue between Claude Court and Lafayette Street at 1551 East 128<sup>th</sup> Avenue.

Mr. Campbell introduced Ms. Stoller as the case presenter for **PLZ202400439** and **PLCSP202400438**. Ms. Stoller 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. Stoller presented slides and information on the proposed development.

Ms. Stoller introduced the applicant team.

Adam Zard, 3033 West 71<sup>st</sup> Avenue, Suite 100, confirmed they had been sworn. Mr. Zard introduced additional slides and information regarding the project.

Marcus Pachner, 1914 14<sup>th</sup> Drive, Denver, Colorado, confirmed they had been sworn. Mr. Pachner introduced additional slides and information regarding the project.

Erik Hall, 1670 Broadway #2250, Denver, Colorado, confirmed they had been sworn. Mr. Hall introduced additional slides and information regarding the project.

Ms. Stoller provided information about the impact evaluations, neighborhood meetings, and public comment. Ms. Stoller entered into the record and *City Exhibit C, emails of support and opposition of the project*.

Ms. Stoller recommended the approval of both PLZ202400439 and PLCSP202400438.

Commissioner Tompkins stated for the record that he lives within the neighborhood and spoke to legal and confirmed he could remain impartial regarding the project. Commissioner Tompkins asked additional questions about the project and applicant team responded.

Commissioner Phillips stated that she lives in a multifamily community and can remain impartial and asked questions regarding accessibility and how this project may address this need. The applicant team responded.

Keith Evans, 9551 Civic Center Drive, confirmed he had been sworn. Mr. Evans responded to questions regarding the Police Department Report.

The applicant team and Ms. Stoller addressed additional questions from the Commissioners.

Peter Lifari, 3033 West 71<sup>st</sup> Avenue, Suite 1000, confirmed he had been sworn. Mr. Lafari provided additional information to address Commissioner questions regarding rent and income limits for the MF housing proposal.

Sarah Wolski, 1460 East 128<sup>th</sup> Court. Ms. Wolski confirmed they had been sworn and provided information in opposition to the project. Ms. Wolski provided reference images to the project that were added into the record as *Exhibit D*.

Dale Wolski, 1460 East 128<sup>th</sup> Court. Mr. Wolski confirmed they had been sworn and provided information in opposition to the project. Mr. Wolski provided reference images to the project that were added into the record as the *Exhibit E*.

Thomas Scovill, 13457 Williams Street, confirmed they had been sworn. Mr. Scovill provided comments in opposition to the project.

Theresa Wilson, 13480 Williams Street, confirmed they had been sworn, provided information in opposition to the project emphasizing the negative impact it would have on the community.

Alan Castillo, 12580 Eastlake Drive, confirmed they had been sworn, provided information in opposition of the project, suggesting potential projects that they felt would be better suited for the space.

Ken Burns, 1 Osprey Circle, confirmed they had been sworn, and stated they are no longer in support of the project. Mr. Burns provided information regarding his opposition.

James Dann, 12865 Vine Street, confirmed they had been sworn, and provided information in opposition to the project citing traffic and parking limitations as a concern.

Dan Phillips, 2081 East 129<sup>th</sup> Drive, confirmed they had been sworn, and provided information in opposition of the project.

Karen Allison, 1937 East 129<sup>th</sup> Drive, confirmed they had been sworn, and provided information in opposition of the project that they gleaned from attending the hearing including buffering and drainage.

Doug Darr, 2150 Lake Circle Drive, confirmed they had been sworn, provided testimony in opposition to the project.

Kevin Orcutt, 1981 East 129<sup>th</sup> Drive, confirmed they had been sworn, and provided information in opposition of the project stating that traffic and crime issues will increase, and property values would decrease.

Lee Carter, 1981 East 129<sup>th</sup> Drive, confirmed they had been sworn, and provided

testimony in opposition to the project.

Tom Greco, 13340 Milwaukie Court, confirmed they had been sworn and provided testimony in opposition of the project, and asked if the project would improve the current community and asked if it would increase the risk to the community.

Martha Hischke, 1941 East 129<sup>th</sup> Drive, confirmed they had been sworn, and stated that she is not opposed to affordable housing but not for location proposed and provided additional information in opposition of the project.

Kathleen Martinez, 1985 East 127<sup>th</sup> Circle, confirmed they had been sworn, provided testimony in opposition of the project

Ben Martinez, 1985 East 127<sup>th</sup> Circle, confirmed they had been sworn, provided testimony in opposition of the project

Kevin Hischke, 1941 East 129<sup>th</sup> Drive, confirmed they had been sworn, and stated that they applaud all the work they had put in for planning it but they are opposed to having it developed at that location and asked various questions regarding the project.

Stephen Strinka, 13187 Pennsylvania Circle, confirmed they have been sworn and provided testimony in support of the project.

Jim Weigel, 2 Avocet Circle, confirmed they had been sworn, and provided testimony in opposition to the project.

Audem Gonzalez, 13456 Via Varra, was sworn in at this time, and provided testimony in support of the project.

Christina Sandavol, 2080 Lake Circle Drive, was sworn in at this time, and provided testimony in opposition to the project.

Carrie Yoshita, 1932 East 126<sup>th</sup> Court, provided testimony regarding the project and was in opposition to the project.

The public comment portion of the meeting was closed at **9:33 p.m.**

Ms. Stoller provided additional information regarding how the school district calculates student generation rates.

The applicant provided rebuttal testimony in response to the public comment.

Ms. Stoller provided information regarding easements.

The applicant responded to additional comments referenced during the public comment.

The floor closed to further testimony at **9:57 p.m.**

**MOTION WAS MADE BY COMMISSIONER PHILLIPS AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE PLZ202400439 RESOLUTION.**

**THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.**

**MOTION PASSED 5-3.**

**MOTION WAS MADE BY COMMISSIONER PHILLIPS AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE PLCSP202400438 RESOLUTION.**

**THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.**

**MOTION PASSED 6-2**

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

A. Upcoming meetings:

i. Next meeting is scheduled for September 2, 2025.

**THE MEETING WAS ADJOURNED AT 10:26 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO



Rahem Mulatu, Chairperson Signature

ATTEST:



Recording Secretary Signature