



**Planning Commission Meeting  
Minutes  
September 16, 2025**

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

STAFF MEMBERS PRESENT – Erika Delaney Lew, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Collin Wahab, Principal Planner; Matthew Koenig, Traffic Engineer; 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 THOMAS AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

PLAX202101187: A resolution concerning the Annexation of approximately five acres of land situated in the northeast quarter of Section 28, Township 1 South, Range 67 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street and assigning the annexed property to Ward 3 (Timberleaf Estates).

PLZ202101189: A resolution concerning a Zoning Amendment for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates).

PLCSP202101190: A resolution concerning a Conceptual Site Plan for approximately five acres of land generally located southwest of the intersection of Meadowlark Parkway and Yosemite Street at 13251 Yosemite Street (Timberleaf Estates).

The floor was opened at **6:04 p.m.**

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

Mr. Wahab was the case presenter for PLAX202101187, PLZ202101189 and PLCSP202101190. 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.

Doug Small, 25950 Village Circle, Golden, Colorado, from the applicant team confirmed he had been sworn. Mr. Small introduced additional slides and information regarding the project.

Mr. Wahab reviewed public comments submitted regarding the applications and entered into the record *City's Exhibit C, two additional letters of opposition*, which were received after the Planning Commission packet had been finalized.

Mr. Wahab recommended the approval of PLAX202101187, PLZ202101189 and PLCSP202101190.

Rick Mendez, 8372 East 132<sup>nd</sup> Drive, Thornton, Colorado, expressed concerns that approving additional housing at this time may be premature due to the existing traffic conditions, proximity of nearby schools, and the anticipated impact of approximately 50 undeveloped DR Horton homes.

Mr. Koenig responded to concerns related to traffic impacts in the area.

The floor closed to further testimony at **6:52 pm.**

**MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER BUTLER TO APPROVE THE PLAX202101187 RESOLUTION.**

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

**MOTION PASSED 5-0.**

**MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY**

**COMMISSIONER TOMPKINS TO APPROVE THE PLZ202101189 RESOLUTION.**

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

**MOTION PASSED 5-0.**

**MOTION WAS MADE BY COMMISSIONER STUTZ AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE PLCSP202101190 RESOLUTION.**

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

**MOTION PASSED 5-0.**


STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

Next meeting is scheduled for Tuesday October 7, 2025.

**THE MEETING WAS ADJOURNED AT 7:10 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

  
Andrew Bryant, Vice Chairperson Signature

ATTEST:

  
Recording Secretary Signature