

City of Thornton
Planning Commission Meeting
Minutes
February 20, 2024

ROLL CALL: Those Present were: Chair Anna Sparks; Vice-Chair Rahem Mulatu; and Commission Members Bruce Thomas; Nora Brandon, Andrew Bryant; Jeff Tompkins, Julorie Davidson, and Randall Stutz. Absent – Commissioner Jacque Phillips

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell Planning Manager; Jay Ruchti City Planner, Karen Widomski, Long Range Planning Manager; Gohlub Vang and Desirae Lovato, 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 STUTZ TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

NEW BUSINESS – ELECTIONS AND PUBLIC HEARINGS:

Ms. Lovato introduced elections of the Chairperson.

MOTION WAS MADE BY COMMISSIONER TOMPKINS TO NOMINATE COMMISSIONER SPARKS AS CHAIR AND SECONDED BY COMMISSIONER BRYANT. MOTION PASSED UNANIMOUSLY.

Ms. Whitney stated that elections are typically held in April, and it is up to the Commission to postpone re-elections to April 2025.

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER STUTZ TO NOT HOLD ELECTIONS IN APRIL OF 2024. MOTION PASSED UNANIMOUSLY.

Ms. Lovato introduced elections of the Vice Chairperson.

MOTION WAS MADE BY CHAIRPERSON SPARKS TO NOMINATE COMMISSIONER MULATU AS VICE CHAIRPERSON AND WAS SECONDED BY COMMISSIONER THOMAS. THE MOTION PASSED UNANIMOUSLY.

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

PLDP202301611: Resolution to consider approval of a Development Permit/Specific Use Permit (DP/SUP) for the construction of a 2,080 square-foot auto service center facility located southwest of the intersection of Quebec Street and East 136th Avenue (Lot 2A of the Amber Creek Subdivision Filing No.1, Ninth Amendment).

The floor was opened at **6:38 p.m.**

Mr. Campbell introduced Mr. Ruchti as the case presenter for PLDP202301611. Mr. Ruchti presented a staff report, slides and entered into the record City's Exhibit A, the Affidavit of Posting and City's Exhibit B, 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.

Hayley Bancroft, 100 Valvoline Way, Lexington, KY 40509 was introduced as the applicant, they confirmed that they had been sworn. Ms. Bancroft presented additional information regarding the project.

Jay presented a staff report and slides for the SUP at this time.

Commissioner Tompkins stated that no basement design plans were provided for review and asked for details regarding the mentioned basement. Ms. Bancroft responded with further details to describe basement design.

Vice Chairperson Mulatu asked if there are protocols in place if there is an oil spill. Ms. Bancroft responded that they have a full hazardous material guide to address such instances.

Vice Chairperson Mulatu asked if there are lifts for oil changes. Ms. Bancroft responded that the basement level is used to access below the vehicles. Commissioner Mulatu asked if that design was safe. Ms. Bancroft responded in the affirmative.

Vice Chairperson Mulatu asked questions regarding water wise. Ms. Bancroft provided details on typical water usage at a Valvoline.

Commissioner Davidson asked if there was a plan in place if Colorado mandates the use of more electric cars. Ms. Bancroft provided further details as well as sited other locations who have incorporated charging stalls.

Megan Bonino, 6830 East 132nd Place, was sworn in at this time. Ms. Bonino asked a question regarding he many auto facilities in the Amber Creek area. Mr. Campbell responded.

The floor closed to further testimony at **6:38 pm.**

Commissioner Tompkins asked if the two resolutions can be combined in one motion. Ms. Whitney responded that they will be two separate motions and votes.

Mr. Campbell stated it was best to start with the SUP prior to the DP as if the SUP is denied, so would the DP.

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

MOTION PASSED 8-0.

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER STUTZ TO APPROVE THE DP RESOLUTION. MOTION PASSED UNANIMOUSLY.

MOTION PASSED 8-0.

OTHER MATTERS:

Ms. Lovato introduced the 2024 Draft Schedule (ATTACHMENT A) for review and approval.

Chairperson Sparks stated she cannot attend the March 5, 2024 meeting. Vice Chairperson Mulatu stated she can attend.

The 2024 Draft Schedule was approved unanimously.

Karen Widomski was introduced and discussed ATTACHMENT B with the commission. Several dates were discussed and Ms. Widomski will follow up with emails to confirm or present alternative dates and times.

There will be a meeting on March 5, 2024 to hear a presentation on the Historic Preservation Plan. Ms. Widomski provided additional information.

Mr. Campbell asked for interest in doing a tour of the Thornton Water Treatment Facility and stated he will follow up with dates and times in an email to the interested commissioners.

THE MEETING WAS ADJOURNED AT 6:59 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

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Anna Sparks, Chairperson
SIGNED BY *Rahem Mulatu*, for Anna Sparks

ATTEST:
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Recording Secretary

S:\CDV\Administration\Planning Commission and BOA

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	Thornton, CO 80229
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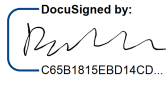
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Rahem Mulatu
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