



**Planning Commission Meeting  
Minutes  
September 17, 2024**

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

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell Planning Manager; Kira Stoller, Senior Planner, Mike Garrott, Planning Manager; Cassie Free, Development Engineering Manager, Matthew Koenig, Project Manager II, Desirae Lovato and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:01 p.m.**

APPROVAL OF AGENDA:

**MOTION WAS MADE BY COMMISSIONER THOMAS AND SECONDED BY COMMISSIONER PHILLIPS TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.**

APPROVAL OF THE MINUTES:

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER PHILLIPS TO APPROVE THE MINUTES. MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS – PUBLIC HEARINGS

- A. Larkridge F2 A10 L1:
- I. PLZ202400372: A resolution concerning a Zoning Amendment, with associated Planned Development Standards, for approximately five acres of land located on the northwest corner of the intersection of Grant Street and East 160<sup>th</sup> Avenue at 16059 Grant Street (Larkridge F2 A10 L1 - K1 Speed)
  - II. PLCSP202400371: A resolution concerning a Conceptual Site Plan amendment for a commercial development on approximately 3.7 acres of land located on the northwest corner of the intersection of Grant Street and East 160<sup>th</sup> Avenue at 16059 Grant Street (Larkridge F2 A10 L1 - K1 Speed)

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. Stoller as the case presenter for PLZ202400372 and PLCSP202400371. Ms. Stoller entered into the record City's Exhibit A, the Affidavit of Sign Posting. Ms. Stoller presented slides and information on the proposed development.

Ms. Stoller introduced the applicant.

Paul Klukas, 1530 Faraday Avenue, Carlsbad, California, confirmed they had been sworn. Mr. Klukas introduced additional slides and information regarding the project.

Ms. Stoller recommended the approval of both PLZ202400372 and PLCSP202400371.

The Commissioners asked the case presenter and applicant team questions regarding the project.

Apryl Sweat, 16576 Lafayette Street, Thornton, Colorado, confirmed they had been sworn. Ms. Sweat stated they were looking forward to the new development in the Larkridge Subdivision and wanted to provide support for the project.

The floor closed to further testimony at **6:39 pm.**

**MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER BRYANT TO APPROVE THE PLZ202400372 RESOLUTION.**

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

**MOTION PASSED 8-0.**

**MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER THOMAS TO APPROVE THE PLCSP202400371 RESOLUTION.**

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

**MOTION PASSED 8-0.**

STAFF REPORTS/PRESENTATIONS – None

Floor was closed at 6:44 p.m.

OTHER MATTERS:

A. Upcoming meetings:

October 1, 2024, Meeting has currently one item scheduled.

October 15, 2024, Meeting cancelled as there are no items anticipated.

October 16, 2024, there will be a Special Meeting as we have two items scheduled.

**THE MEETING WAS ADJOURNED AT 6:46 P.M.**

PLANNING COMMISSION OF THE  
CITY OF THORNTON, COLORADO

Signed by:  
  
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Jeff Tompkins, Acting Chairperson Signature

ATTEST:

DocuSigned by:  
  
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Desirae Lovato  
Recording Secretary Signature