



**Planning Commission Meeting
Minutes
October 1, 2024**

ROLL CALL: Those present were: Commission Members Jeff Tompkins, Bruce Thomas, Nora Brandon, Stephen Butler, Jacque Phillips, and Andrew Bryant. Commissioner Jacque Phillips arrived at 6:16 p.m. Excused – Commissioner Chair Anna Sparks, Vice Chair Rahem Mulatu and Commissioner Randy Stutz.

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

The meeting was called to order at 6:00 p.m. by Recording Secretary Alarid.

Ms. Alarid called for nominations for acting Chair as the Chair and Vice Chair were absent.

Commissioner Thomas nominated Commissioner Tompkins. The motion passed unanimously.

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER THOMAS 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 BUTLER TO APPROVE THE PREVIOUS MEETING MINUTES. COMMISSIONER BRANDON ABSTAINED AS THEY WERE NOT IN ATTENDANCE. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

- A. Fallbrook Subdivision Filing 1, Tract B:
 - i. **PLCSP202302119:** A public hearing concerning a Conceptual Site Plan for the development of a church on approximately nine acres of land generally located on the southwest corner of East 144th Avenue and Detroit Street.

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.

Mr. Garrott introduced Jay Ruchti as the case presenter for **PLCSP202302119**. Mr. Ruchti entered into the record *City's Exhibit A*, the Affidavit of Sign Posting. Mr. Ruchti presented slides and information on the proposed development.

Mr. Ruchti introduced the applicant.

Dale Sanders, 730 17th Street, Suite 104, Denver, Colorado, confirmed they have been sworn. Mr. Sanders introduced additional slides and information regarding the project.

Brandon Wilson, 8700 Turnpike Drive, Suite 240, Westminster, Colorado, confirmed they have been sworn. Mr. Brandon provided further information about the case and went into details about traffic impact.

Michael White, 3905 Windsor Way, was sworn in at this time. Mr. White provided further information about the case and answered questions from the Commissioners regarding the high-density housing.

Dr. Peter Wilms, 13235 Kearney Street, confirmed they have been sworn. Dr. Wilms wanted to provide support for the project and thank the Commissioners.

Allan Olipane, 11385 Grant Drive Northglenn, Colorado, confirmed they have been sworn and provided support for the project.

John Shanley, 2511 East 163rd Place, confirmed they have been sworn. Mr. Shanley provided support for the project.

Mary LindaVanGordon, 4934 East 145th Avenue, confirmed they have been sworn, Ms. LindaVanGordon discussed some of the programs the Church holds and provided further support for the project.

Jeffrey Lubinski, 3343 East 143rd Place, confirmed they have been sworn. Mr. provided further clarity on some of the programs and assistance the Church provides.

Stephen Robles, 16430 Navajo Street, Broomfield, Colorado, confirmed they have been sworn. Mr. provided further clarity on some of the programs and assistance the Church provides and provided support for the project.

Colleen Duncan, 2243 East 128th Avenue, confirmed they have been sworn. Ms. Duncan provided support for the project.

Marion Mike, 15105 Rosemary Street, confirmed they have been. Ms. Mike provided support for the project and additional details about the church.

Apryl Sweat 11385 Grant Drive Northglenn, Colorado, was sworn in at this time. Ms. Sweat provided information about the growth of the church and support for the project.

Chad Burke, 13850 Ash Circle, was sworn in at this time. Mr. Burke provided support for the project.

Lara Mellette, 2606 East 142nd Place, was sworn in at this time. Ms. Mellette provided information regarding prairie dog issues and communication issues they have experienced in respect to the property.

Mr. Ruchti responded to the concerns Ms. Mellette discussed regarding the prairie dogs.

Mr. Ruchti also entered into the record *City's Exhibit B, Emails in Support* for the PLCSP202302119.

Mr. Garrott provided further clarification regarding the questions about the original proposal.

Mr. Ruchit recommended the approval of PLCSP202302119.

Public Comment was closed at **7:35 p.m.**

The floor closed to further testimony at **7:41 p.m.**

MOTION WAS MADE BY COMMISSIONER PHILLIPS AND SECONDED BY COMMISSIONER BRANDON. TO APPROVE THE PLCSP202302119 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-0.

STAFF REPORTS/PRESENTATIONS - None


OTHER MATTERS:

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. Meeting will be held in the First Floor Training Room in the City Hall building.

THE MEETING WAS ADJOURNED AT 7:57 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Rahem Mulatu, Vice Chair Signature

ATTEST:



Recording Secretary Signature