



**Planning Commission Meeting
Minutes
October 16, 2024**

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

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Current Planning Manager; Kira Stoller, Senior Planner; Matthew Koenig, Project Manager; Karen Widomski, Long Range Planning Manager; Kyle Kearns, Senior Planner; Lori Hight, Senior Planner; 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 BRYANT TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER BUTLER AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY.

Vice Chair Mulatu and Commissioner Stutz abstained from the approval of the Agenda and Minutes as they were absent from the October 1st meeting. Commissioner Phillips abstained as she was not present for the approval of the Agenda and Minutes.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

PLAX202400386: A resolution concerning the Annexation of approximately 9.9 acres of land situated in the northeast quarter of Section 15, Township 1 South, Range 68 West of the sixth Principal Meridian, County of Adams, State of Colorado, generally located south of East 152nd Parkway and east of Interstate 25 at 15165 Washington Street and assigning the annexed property to Ward 4.

PLZ202400387: A resolution concerning a Zoning Amendment for approximately 9.9 acres of land generally located south of East 152nd Parkway and east of Interstate 25 at 15165 Washington Street.

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. Campbell introduced Ms. Stoller as the case presenter for **PLAX202400386** and **PLZ202400387**. 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.

Greg Meeter, 2215 Market Street, Denver Colorado, confirmed he had been sworn in. Mr. Meeter introduced additional slides and information regarding the project.

Ms. Stoller recommended the approval of both **PLAX202400386** and **PLZ202400387**.

Mr. Jeff Sisson, 15155 North Washington Street, confirmed he had been sworn and asked if commissioners could take into consideration requesting that the applicant provide fencing around his property and providing reasoning for the request. Mr. Sisson also inquired about the applicant creating a second access point, as they would need to excavate a portion of their yard.

The floor closed to further applicant testimony at **6:30 pm.**

There was discussion amongst the commissioners and further questions.

Ms. Cadie Crean, 2215 Market Street, Denver Colorado, confirmed she had been sworn in and provided additional information regarding the project, and assisted with answering the commissioner's questions.

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

Commissioner Phillips joined the meeting at **6:39 pm.**

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED COMMISSIONER BUTLER TO APPROVE THE PLAX202400386 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-1 WITH COMMISSIONER PHILLIPS ABSTAINING FROM THE VOTE AS SHE WAS NOT PRESENT FOR THE PUBLIC HEARING.

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED COMMISSIONER BRYANT TO APPROVE THE PLZ202400387 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-1 WITH COMMISSIONER PHILLIPS ABSTAINING FROM THE VOTE AS SHE WAS NOT PRESENT FOR THE PUBLIC HEARING.

STAFF REPORTS/PRESENTATIONS

Review of Draft Development Code Articles: Article 6 (General Development Standards), Article 7 (Building Design Standards), and Article 9 (Access and Mobility Standards)

Ms. Widomski presented slides and information on the review of the draft development code update.

Ms. Widomski introduced Ms. Jackie Berg, consultant with Houseal Lavigne. Ms. Berg provided additional information regarding the review of the draft development code.

There was discussion amongst the commissioners regarding the proposed Development Code changes.


Mr. Kyle Kearns and Ms. Lori Hight, 9500 Civic Center Drive, Thornton Colorado, assisted in answering Commissioners' questions regarding the proposed changes to the development code and providing further information and clarification.

OTHER MATTERS:

There are currently no items scheduled for the November 12, 2024, meeting.


THE MEETING WAS ADJOURNED AT 9:01 P.M.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO



Rahem Mulatu, Vice Chair Signature

ATTEST:



Recording Secretary Signature