



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft Planning Commission

Monday, March 9, 2026

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

- Present** 5 - Vice Chair Almond, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely, and Commissioner Santana
- Absent** 3 - Chair Reynolds, Commissioner Coronato, and Alternate Goodman

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 25-257](#) Certification of the November 10, 2025 regular meeting minutes

Commissioner Radulovich moved and Commissioner Santana seconded to approve, based on the clerk's certification, the November 10, 2025 meeting minutes of the planning commission. The vote is 5-0. The motion carries

- Aye:** 5 - Vice Chair Almond, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Absent: 3 - Chair Reynolds, Commissioner Coronato and Alternate Goodman

5. Public Comment

Pam Chadbourne, Dist. 1 - agenda/rule of law/comp. plan

6. General Business - None

7. Public Hearing

- a) [PC Resolution 01-2026](#) PC Resolution 01-2026: A Resolution of the Littleton Planning Commission Approving The Gables Subdivision Filing Number 1 Preliminary Plat

Vice Chair Almond opened the public comment portion of the public hearing at 7:41p.m.

Bryan Berkowitz, Dist. 1 - opposed

Diane Miller-Lampe, Dist. 1 - opposed

Darren Lemorande, Dist. 1 - opposed

Britany Borel, Dist. 1 - opposed

Andi Barba, Dist. 1 - opposed

Brad Nicholson, Dist. 1 - opposed

Jennifer Stearns, Dist. 1 - opposed

Justin Balderston, Dist. 1 - opposed

Mason Moore, Dist. 1 - opposed

Carrie Moore, Dist. 1 - opposed

Amy Reuter, Dist. 1 - opposed

Matt Battey, Dist. 1 - opposed

Brian Kleager, Dist. 1 - opposed

Michael Paradise, Dist. 1 - opposed

Laura Swatek, Dist. 1 - opposed

Mark Swatek, Dist. 1 - opposed

Scott Reed, Dist. 1 - opposed

Amanda Paul, Dist. 1 - opposed

Sarah Brantley, Dist. 1 - opposed

Wade Brantley, Dist. 1 - opposed

Michael Plotnik, Dist. 1 - opposed

Mackenzie Jones, Dist. 1 - opposed

Brandon Roberts, Dist. 1 - opposed

Chad Robideau, Dist. 1 - opposed

Martin Lessman, Dist. 1 - opposed

Kim Brouillette, Dist. 1 - opposed

Maureen McFall, Dist. 1 - opposed

Sandy Wilday, Dist. 1 - opposed

Denise Lee, Dist. 1 - opposed

Kurt Gottshall, Dist. 1 - opposed

Marie Adams, Dist. 1 - opposed

Margaret Moldane, Dist. 1 - opposed

Cynthia Patterson, Dist. 1 - opposed

Trina Moog, Dist. 1 - opposed

Kim McGrig, Dist. 1 - opposed

Pam Chadbourne, Dist. 1 - opposed

Vice Chair Almond closed the public comment portion of the public hearing at 8:48p.m.

Commissioner Roethlisberger moved and Commissioner Santana seconded to approve PC Resolution 01-2026 approving the Gables Subdivision Filing 1 preliminary plat. The vote is 4-1 with Commissioner Neely voting no. The motion carries.

Aye: 4 - Vice Chair Almond, Commissioner Radulovich, Commissioner Roethlisberger and Commissioner Santana

Nay: 1 - Commissioner Neely

Absent: 3 - Chair Reynolds, Commissioner Coronato and Alternate Goodman

- b) [PC Resolution 02-2026](#) PC Resolution 02-2026: A Resolution of the Littleton Planning Commission Recommending Approval to City Council of Code Text Amendments to the Unified Land Use Code Regarding Electric Vehicle Charging.

Vice Chair Almond opened the public comment portion of the public hearing at 9:41p.m.

Pam Chadbourne, Dist. 1 - concerns

Vice Chair Almond closed the public comment portion of the public hearing at 9:42p.m.

Commissioner Radulovich moved and Commissioner Santana seconded to approve PC Resolution 02-2026 recommending approval to city council of code text amendments in Title 10 regarding electric vehicle charging.

Commissioner Radulovich moved and Commissioner Santana seconded to amend table 10-1-1.3.1 under the commercial accessory use heading to read AS (Accessory Use with Standards) across the entirety of the table instead of A (Accessory Use). The vote is 5-0. The amendment carries.

Commissioner Santana moved and Commissioner Radulovich seconded to amend PC Resolution 02-2026 of section 10.1.1.4 to add conditional use requirements to NCIP, CM & BC zone districts for accessory use of convenience stores. The vote is 5-0. The amendment carries.

The vote on the main motion is 5-0. The motion carries as amended.

Aye: 5 - Vice Chair Almond, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Absent: 3 - Chair Reynolds, Commissioner Coronato and Alternate Goodman

Motion to Continue Meeting past 10:00 p.m.

Commissioner Santana moved and Commissioner Radulovich seconded to extend the meeting past 10:00p.m. The vote is 5-0. The motion carries

Aye: 5 - Vice Chair Almond, Commissioner Radulovich, Commissioner Roethlisberger, Commissioner Neely and Commissioner Santana

Absent: 3 - Chair Reynolds, Commissioner Coronato and Alternate Goodman

- c) [PC Resolution 03-2026](#) PC Resolution 03-2026: A Resolution of the Littleton Planning Commission Recommending Approval to City Council of Code Text Amendments to the Unified Land Use Code Regarding Fuel Sales (Retail)

Vice Chair Almond opened the public comment portion of the public hearing at 9:56p.m.

Pam Chadbourne, Dist. 1 - concerns

Vice Chair Almond closed the public comment portion of the public hearing at 10:00p.m.

Commissioner Santana moved and Commissioner Roethlisberger seconded to approve PC Resolution 03-2026 recommending approval to city council of code text amendments in title 10 regarding standards for fuel sales retail.

Commissioner Santana moved and Commissioner Roethlisberger seconded to amend PC Resolution 03-2026 to change E. Fuel Sales 1. Locations to read "location the use shall not be located within 1/2 mile of other fuel sales retail..." The vote is 4-1 with Commissioner Radulovich voting no. The amendment carries.

The vote on the main motion is 5-0. The motion carries as amended.

8. Comments / Reports

I. Community Development Director/Staff

Jerad Chipman updated the commission on a few requests for information. How many units have been permitted and that is 1,932 for bigger projects, units approved but not under construction is 828 and development under review is 1,042 units. Other items will be discussed at a later date.

II. City Attorney/City Clerk

Wendy Shea-Tamag, Deputy City Clerk informed the commission that there will be one last meeting with the current commission on March 23, 2026. Then on April 13, 2026 there will be the seating of the new commissioners with the training happening on April 27, 2026.

III. Commission Members

Commissioner Radulovich thanked staff and the commissioners for the support. After 7 years of being on a board, he is taking a break.

IV. Chair

Vice Chair Almond thanked Commissioner Radulovich for his service to the board.

9. Adjournment

Vice Chair Almond adjourned the meeting at 10:08p.m.