



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, November 13, 2023

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Present 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich, and Commissioner Santana

Absent 1 - Commissioner Neely

2. Pledge of Allegiance

Led by Littleton Cub Scout Pack 462

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 23-272](#) Certification of the October 23, 2023 Regular Meeting Minutes

Vice Chair Almond moved and Commissioner Coronato seconded to approve based on the clerk's certification, the October 23, 2023 regular meeting minutes of the Littleton Planning Commission. The vote is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich and Commissioner Santana

Absent: 1 - Commissioner Neely

5. Public Comment

Pam Chadbourne, District I - ULUC/Zoning Map

Pat McCall, District III - Zoning

6. General Business - None

7. Public Hearing

- a) [PC Resolution 11-2023](#) PC Resolution 11-2023: Recommending Approval to City Council of an Amendment to the Future Land Use and Character Map for a Portion of 700 W. Mineral Ave. from Suburban Business Park to Suburban Residential Multi-Family.

Chair Reynolds opened the public comment portion of the public hearing at 7:46p.m.

Kal Murib, Business Owner - In favor

Paul Chenoweth, District IV - Opposed

Pat Dunahay, District III - In favor

Channing O'Dell, District IV - In favor

Spencer Hanks, District I - In favor

Matthew Duff, District II - In favor

Kori Lundock, Business Chamber - In favor

Jeremy Goett, District IV - Opposed

Pat McCall, District IV - Opposed

Pam Chadbourn, District I - Opposed

Cheryl McGuire, District IV - Opposed

James Gale, District III - Neutral

Dave Cramer, District IV - Opposed

Keely Quinn, District II - In favor

Linda Baker, District IV - Opposed

Lars Rilmenson, District IV - Opposed

Chair Reynolds closed the public comment portion of the public hearing at 8:32p.m.

Commissioner Coronato moved and Commissioner Miller seconded to approve planning commission Resolution 11-2023, recommending approval of the Amendment to the Future Land Use and Character Map for a Portion of 700 W. Mineral Ave. from Suburban Business Park to Suburban Residential Multi-Family. The vote is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich and Commissioner Santana

Absent: 1 - Commissioner Neely

- b) [PC Resolution 12-2023](#) PC Resolution 12-2023: Recommending Approval to City Council of a Rezoning of a Portion of 700 W. Mineral Ave. from Industrial Park Planned Overlay District (IP/PL-O) to Multi-Family Residential (MFR).

Commissioner Coronato moved and Commissioner Miller seconded to approve planning commission Resolution 012-2023, recommending approval to City Council of the rezoning of a portion of 700 W. Mineral Ave. from Industrial Park Planned Overlay District (IP/PL-O) to Multi-Family Residential (MFR). the vote is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich and Commissioner Santana

Absent: 1 - Commissioner Neely

Chair Reynolds moved and Vice Chair Almond seconded to extend the meeting past 10:00p.m. The vote is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich and Commissioner Santana

Absent: 1 - Commissioner Neely

- c) [PC Resolution13-2023](#) PC Resolution 13-2023: Conditionally Approving the Mineral Town Center Subdivision Filing Number 1 Preliminary Plat.

Commissioner Coronato moved and Commissioner Radulovich seconded to approve planning commission Resolution 13-2023, approving the Mineral Town Center Subdivision Filing No. 1 Preliminary Plat, subject to the following conditions: 1) One, the applicant's development plans must be submitted prior to the final plat being recorded to ensure compliance with Section 10-9-7.3 of the Unified Land Use Code; and 2) Two, a note shall be added to the final plat indicating that a building permit shall not be issued for Lot 1 or Tract A until the existing building is demolished.

Commissioner Coronato moved and Vice Chair Almond seconded to amend planning commission Resolution No. 13-2023 to revise the title to read: "A Resolution of the Planning Commission of the City of Littleton, CO, Approving the Mineral Town Center Subdivision Filing No. 1 Preliminary Plat, Subject to Certain Listed Conditions. The vote is 6-0. The amendment carries.

The vote on the main as amended is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich and Commissioner Santana

Absent: 1 - Commissioner Neely

- d) [PC Resolution10-2023](#) PC Resolution 10-2023: Conditionally Approving the West Powers Multiplex Preliminary Plat

Chair Reynolds opened the public comment portion of the public hearing at 10:15p.m.

Justin Ellis, District II - Opposed

Shellee Spellman, District II - Opposed

Robert Bram, District II - Opposed

Pam Chadbourne, - Opposed

Michelle Clark, District II - In Favor

Stew Meagher, District II - Opposed

Chair Reynolds closed the public comment portion of the public hearing at 10:35p.m.

Commissioner Coronato moved and Commissioner Santana seconded to approve planning commission Resolution 10-2023, which approves the West Powers Multiplex Preliminary Plat, subject to the following conditions: 1) One, the applicant's development plans must be submitted prior to the final plat being recorded to ensure compliance with Section 10-9-7.3 of the Unified Land Use Code; and 2) Two, a note shall be added to the final plat indicating that a building permit shall not be issued until the existing detached single-family residence and detached accessory structure are demolished.

Chair Reynolds moved and Commissioner Radulovich seconded to amend planning commission Resolution No. 10-2023 to read: A Resolution of the Planning Commission of the city of Littleton, CO, Approving the West Powers Multiplex Preliminary Plat, Subject to Certain Listed Conditions. The vote is 6-0. The amendment carries.

Commissioner Radulovich moved and Commissioner Santana seconded to amend the planning commission Resolution No. 10-2023 to: A note shall be added to the final plat indicating that a building permit shall not be issued until all existing structures are demolished. The vote is 6-0. The amendment carries.

The vote on the main motion as amended is 6-0. The motion carries.

Aye: 6 - Chair Reynolds, Vice Chair Almond, Commissioner Coronato, Commissioner Miller, Commissioner Radulovich and Commissioner Santana

Absent: 1 - Commissioner Neely

8. Comments / Reports

I. Community Development Deputy Director

The meeting on November 27, 2023 has been cancelled which means the next meeting is December 11, 2023.

II. Community Development Staff

III. Commission Members

Commissioner Santana - He and Vice Chair Almond had a meeting with Project Downtown regarding mobility downtown and the Center for the Blind was there and it was a good discussion.

Vice Chair Almond - Project Downtown has a website where more information is available. There are three groups Environment, Mobility, and Sustainability and there has been no feedback from those groups yet.

Commissioner Radulovich - On the Environment work group of Project Downtown. Is interested in having a joint meeting with the Transportation Mobility Board to make

sure they and the planning commission are on the same page.

IV. Chair Reynolds

Bronco's won Monday Night Football.

9. Adjournment

Chair Reynolds adjourned the meeting at 11:18p.m.