



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Planning Commission

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Monday, August 27, 2018

6:30 PM

Council Chamber

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#### Regular Meeting & Study Session

#### 1. Roll Call

*Also Present: Denise Ciernia, Recording Secretary; Jocelyn Mills, Community Development Director; Steve Kemp, City Attorney; Rob Haigh, Planner II; Mike Sutherland, Planning Manager*

*Commissioner Stahlman arrived at 6:51 P.M.*

**Present** 7 - Vice Chair Stahlman, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato, and Commissioner Almond

**Absent** 2 - Commissioner Bolt, and Commissioner Reynolds

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 18-287](#) Certification of the July 23, 2018 Regular Meeting Minutes

**Attachments:** [PC Minutes 072318](#)

**A motion was made by Commissioner Coronato, seconded by Commissioner Almond, that the minutes from July 23, 2018 be approved. The motion carried by the following vote: 6-0.**

**Aye:** 6 - Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Almond

**Absent:** 3 - Commissioner Bolt, Vice Chair Stahlman and Commissioner Reynolds

#### 4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

*Public Comment: Greg Fantle, Future development at corner of Mineral and Santa Fe and traffic situation*

*Public Comment: Pam Chadbourne, Public service by planning commission*

#### 5. General Business

**6. Public Hearing**

- a. [PC Reso 22-2018](#) A resolution of the planning commission recommending approval of an ordinance amending the official zoning map to change the zoning of a 5.05-acre area known as 2717, 2727, and 2767 W Belleview Avenue from B-2 Community Business District to B-3 General Business District

- Attachments:** [Staff Report](#)  
[Code and Criteria Reference Links](#)  
[Draft PC Resolution 22-2018](#)  
[Draft Ordinance 32-2018](#)  
[Application Materials](#)  
[Plan Set](#)  
[Staff Presentation](#)  
[Land Use Comparison Table](#)  
[Neighborhood Meeting Information](#)

*Staff Presentation by Rob Haigh, Planner II*

*Applicant presentation by Jarrett Armstrong, 2727 West Belleview Development LLC; Don Casper, Architect; Jessica Alizadeh, Applicant's Counsel*

*Public Comment: Against - Jeanie Erickson & Pam Chadbourne; For - Greg Fantle*

**Motion by Commissioner Stahlman, seconded by Commissioner Coronato, to approve PC Resolution 22-2018, approving the amendment to the official zoning map for the Belleview Connection Rezoning, which forwards a favorable recommendation to city council.**

**Precedential motion made by Commissioner Swartzbacker, seconded by Commissioner Bridenbaugh, to continue to Sept. 10, 2018 to allow staff time to research commission questions. The vote is 5-2 with Commissioners Stahlman and Rudnicki against, and the motion carries. Main motion automatically fails.**

**Aye:** 5 - Commissioner Bridenbaugh, Commissioner Swartzbacker, Commissioner Miller, Commissioner Coronato and Commissioner Almond

**Nay:** 2 - Vice Chair Stahlman and Chairman Rudnicki

**Absent:** 2 - Commissioner Bolt and Commissioner Reynolds

**7. Comments/Reports**

- a. Community Development Director/Staff
- b. Chair/Members

**8. Adjourn to Study Session**

Study Session to continue in Community Room

### Study Session Topics

- a. [ID# 18-289](#) Study Session: Subdivision Code Amendments for Minor and Administrative Plats, and to add provisions for condo plats and correction plats

**Attachments:** [Subdivision amendments for PC to review Aug 2018](#)

[Chart of proposed changes to subdivision code](#)

[Staff Presentation](#)

[Subdivision presentation - exerpts from PC resolution 05-2017 as modified \(1\)](#)

*Presented by Steve Kemp, City Attorney; Jocelyn Mills, Community Development Director*

- b. [ID# 18-288](#) Study Session: Section 10-17-4, regarding sign code definitions, and section 10-17-6-2, to add definitions for human signs and rotating signs

**Attachments:** [Proposed Amendments to Sign Code 2 for PC](#)

[Sign Code amendments for PC - Presentation](#)

*Presented by Steve Kemp, City Attorney; Jocelyn Mills, Community Development Director*

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.

I hereby certify that the attached Action Minutes are an accurate representation of motions made and action taken at the August 27, 2018, regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the August 27, 2018 regular meeting of the Littleton Planning Commission] and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.



Denise Ciernia, Recording Secretary