



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes - Draft

### Planning Commission

---

Monday, July 25, 2022

6:30 PM

Council Chamber

---

#### Regular Meeting

*Late start at 6:39p.m. due to overflow attendance*

#### 1. Roll Call

**Present** 8 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds, Commissioner Santana, and Alternate Neely

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

#### 4. Minutes to be Approved

- a) [ID# 22-161](#) Certification of the July 11, 2022 Regular Meeting Minutes

**Vice Chair Almond moved and Commissioner Santana seconded based on the clerk's certification to approve the July 11, 2022 planning commission minutes. The vote is 7-0. The motion carries unanimously.**

**Aye:** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

**Non-Voting:** 1 - Alternate Neely

#### 5. Public Comment

*Lynn Christensen, District 3 - Redevelopment of Southglenn Mall*

*Frank Atwood, District 4 -Commissioner introductions*

*Pam Chadbourne, District 1 - ULUC zoning map*

#### 6. General Business - None

#### 7. Public Hearing

- a) [PC Resolution 04-2022](#) PC Resolution 04-2022: Approving a Conditional Use for the Littleton Golf & Tennis Club

*Chair Coronato opened the public hearing at 7:03p.m.*

*Frank Atwood, District 4, - Flood questions*

*Chair Coronato closed the public hearing at 7:05p.m.*

**Vice Chair Almond moved and Commissioner McFadyen seconded to approve PC Resolution 04-2022 approving the conditional use of the Littleton Golf and Tennis Club concerning 5800 S. Federal Blvd. The vote is 7-0. The motion carries unanimously.**

**Aye:** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

**Non-Voting:** 1 - Alternate Neely

- b) [PC Resolution 02-2022](#) PC Resolution 02-2022: Approving the Master Development Plan - Conceptual (MDP) for Aspen Grove

*Chair Coronato opened the public hearing at 8:31p.m.*

*Kathleen Murphy, District 4 - Notice question/ULUC changes questions*

*Drew Lang, District 1- In favor*

*Kal Murib, District 1 - In favor*

*Pat Dunahay, District 4 - In favor*

*Nick Stevens, District 4 - In favor*

*Michael Goldberg, District 4 - Opposed*

*Isaac Pucket, District 4 - Not opposed/just concerns*

*Linda Knufinke, District 4 - Opposed*

*\* Lynn Christensen, District 3 - Opposed (+minutes to introduce/explain)*

*\* Carolyn Newell, District 4 - Opposed*

*\* Paul Bingham, District 3 - Opposed*

*\* John Marchetti, District 4 - Opposed*

*Mary Jane Brady, District 3 - Opposed*

*Pat Cronenberger, District 2 - In favor*

*Jan Stinger, District 3 - Opposed*

*Lori Gillan, District 3 - In favor*

Bonnie MacNamara, District 1 - Opposed

Stephen Houtsmo, District 4 - Opposed

Mary Metrose, District 4 - Opposed \*\* Did not approach the podium

Christy Bougie, District 4 - Opposed

Stewart Meagher, District 2 - In favor

Jack Haag, District 3 - In favor

Sarah Selden, District 4 - Opposed \*\*Did not approach podium

Penny Selden - Opposed

Lorraine List - District 3 - Opposed \*\*Did not approach the podium

Carol Goodman, District 2 - Opposed \*\*Did not approach the podium

Pam Chadbourne, District 1 - Opposed

Dave Frazier, District 3 - Opposed

Jim Stieler, District 3 - Opposed

Gerald Schwarzover, District 4 - Opposed

John Reed, District 3 - Opposed \*\*Did not approach the podium

Debbie Reed, District 4 - Opposed

Kay Watson, District 4 - In favor

Chris Byer - Not in city limits - Opposed

Jeanne Erickson, District 1 - Opposed

Frank Atwood, District 3 - Opposed

Chair Coronato closed the public hearing at 10:02p.m.

**Commissioner Reynolds moved and Vice Chair Almond seconded to to approve PC Resolution 02-2022n approving the conceptual MDP for Aspen Grove concerning 7301 S. Santa Fe Dr. with conditions as stated in section 1 of the resolution and two additional conditions\*. The vote is 7-0. The motion carries unanimously.**

**\*\*Additional Conditions\*\***

- 1) Visual renderings as shown in the presentation shall be added to the packet materials.**
- 2) Material and design shall be consistent with those details as further detailed in the Unified Land Use Code (aka ULUC).**

**Aye:** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

**Non-Voting:** 1 - Alternate Neely

## **8. Comments / Reports**

I. Community Development Director

*No report*

II. Community Development Staff

*No report*

III. Commission Members

*No reports*

IV. Chair

*No report*

## **9. Adjournment**

*Chair Coronato adjourned the meeting at 11:32p.m.*