



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes

Planning Commission

Monday, September 10, 2018

6:30 PM

Council Chamber

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

Present 7 - Commissioner Reynolds, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato, and Commissioner Almond

Absent 2 - Commissioner Bolt, and Vice Chair Stahlman

2. Approval of Agenda

3. Minutes to be Approved

- a. [ID# 18-304](#) Certification of the August 27, 2018 Regular Meeting Minutes

Attachments: [PC Minutes 082718](#)

A motion was made by Commissioner Swartzbacker, seconded by Commissioner Almond, that the minutes from August 27, 2018 be approved. The motion carried unanimously.

Aye: 7 - Commissioner Reynolds, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Almond

Absent: 2 - Commissioner Bolt and Vice Chair Stahlman

4. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Public Comment: Jeanie Erickson: Buildings like the 12-story building on the west side of Santa Fe are not what the citizens of Littleton want

5. General Business

6. Public Hearing

- a. [PC Reso 22-2018](#) A resolution of the planning commission regarding an ordinance to amend 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](#)
[August 27, 2018 Staff Report](#)
[Draft PC Resolution 22-2018](#)
[Draft Ordinance 32-2018](#)
[Plan Set](#)
[Staff Presentation](#)
[Land Use Comparison Table](#)

(Continuation of item from August 27, 2018 planning commission meeting.)

Staff Presentation by Rob Haigh, Planner II

Applicant Presentation by Jessica Alizadeh, on behalf of Armstrong Capital; and Jarrett Armstrong, Armstrong Development

Public Comment: Jeanie Erickson, in favor; Pam Chadbourne, against

First motion by Commissioner Reynolds to approve PC Resolution 22-2018, made with no condition attached, failed due to lack of second.

Main Motion made by Commissioner Reynolds, seconded by Commissioner Swartzbacker, 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, with the following condition:

1) That the B-3 General Business Zoning District on the subject properties have a maximum floor to lot area ratio (FAR) of 2:1.

Amendment to main motion made by Commissioner Bridenbaugh, seconded by Commissioner Swartzbacker, to add an additional condition that the outdoor storage miniwarehousing as a use-by-right be excluded from the B-3 general business district on the subject 5.05 acre property.

Amendment fails 2-5, with Commissioners Swartzbacker and Bridenbaugh voting for the motion.

Vote on the main motion carries unanimously.

Aye: 7 - Commissioner Reynolds, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Almond

Absent: 2 - Commissioner Bolt and Vice Chair Stahlman

- b. [PC Reso 24-2018](#) A Resolution to Amend Title 10 of the Zoning Code, Section 10-17-4, regarding Sign Code Definitions, and Section 10-17-6-2, to Add Definitions for Human Signs and Rotating Signs

Attachments: [PC Resolution 24-2018](#)
[Draft CC Ordinance](#)
[Sign Code PC Presentation 091018](#)

Staff Presentation by Steve Kemp, City Attorney, and Jocelyn Mills, Community Development Director

Public Comment: Pam Chadbourne: Against

A motion was made by Commissioner Coronato, seconded by Commissioner Almond, to approve PC Resolution 24-2018, amending Title 10 of the Zoning Code, Section 10-17-4, regarding Sign Code Definitions, and Section 10-17-6-2, to Add Definitions for Human Signs and Rotating Signs, which forwards a favorable recommendation to city council, with the following condition:

1) to change line 47 of first page of the draft ordinance to include the word "TEMPORARY" to "rotating signs."

The motion carries unanimously.

Aye: 7 - Commissioner Reynolds, Commissioner Bridenbaugh, Commissioner Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Almond

Absent: 2 - Commissioner Bolt and Vice Chair Stahlman

7. Comments/Reports

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

8. Adjourn to Study Session

Study Session to be held in the Community Room

Study Session Topics

- a. [ID# 18-302](#) Amendments regarding short-term rentals in Title 10, Zoning Code

Attachments: [Short term rental draft ordinance for PC](#)
[Short Term Rentals Sept 10 PC presentation](#)

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 September 10, 2018, regular meeting of the Littleton Planning Commission. I have also reviewed the video recording for the September 10, 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