



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, April 22, 2019

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

- Present** 6 - Commissioner Bolt, Commissioner Reynolds, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato, and Vice Chair Stahlman
- Absent** 3 - Commissioner Bridenbaugh, Commissioner Swartzbacker, and Commissioner Almond

2. Pledge of Allegiance

3. Approval of Agenda

Clerk Heffner advised Chair Rudnicki that the agenda would be amended to add a study session after the regular meeting

4. Minutes to be Approved

- a) [ID# 19-122](#) Certification of the April 8, 2019 Regular Meeting Minutes

Commissioner Stahlman moved and Commissioner Reynolds seconded to approve the April 8, 2019 minutes. The vote is 6-0. The motion carries unanimously.

- Aye:** 6 - Commissioner Bolt, Commissioner Reynolds, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Vice Chair Stahlman
- Absent:** 3 - Commissioner Bridenbaugh, Commissioner Swartzbacker and Commissioner Almond

5. Public Comment

Public Comment for General Business or Non-Agenda Related Items

Pam Chadbourne - Envision Littleton process is broken / Transportation should be one of the city's themes, agriculture is another / Community gardens / Wildlife corridors

6. General Business

7. Public Hearing

- a) [PC Reso 07-2019](#) Resolution recommending approval of a request to eliminate a portion of land from a planned unit development

Staff Presentation: Andrea Mimnaugh, Senior Planner

Applicant presentation: Paul Bryant and Rebecca Wilson of Bryant Flink Architecture and Design and David Deveau, property owner

Chair Rudnicki opened the public hearing at 7:23 p.m.

Pam Chadbourne - Opposed

Brook Phifer - Support

Chair Rudnicki closed the public hearing at 7:29 p.m.

Commissioner Stahlman moved and Commissioner Coronato seconded to approve PC Resolution 07-2019, approving the Planned Development Overlay Amendment for 5546-48 S. Sycamore Street. The vote is 6-0. The motion carries unanimously.

Aye: 6 - Commissioner Bolt, Commissioner Reynolds, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Vice Chair Stahlman

Absent: 3 - Commissioner Bridenbaugh, Commissioner Swartzbacker and Commissioner Almond

**b) [PC Reso
08-2019](#)**

An Amendment to Littleton City Code Title 10, Chapters 1 and 7, Regarding Site Development Plans

Staff presentation: Mike Sutherland, Deputy Community Development Director

Chair Rudnicki opened the public hearing at 8:32 p.m.

Pam Chadbourne - Pre-application meeting is not public transparent / the 300 ft radius is too small and every case is different; not a one-size-fits-all / Eight (8) units is far too many; this is not a minor impact on a residential neighbor / 10 days is too short for notification

Chair Rudnicki closed the public hearing at 8:34 p.m.

Commissioner Reynolds moved and Commissioner Stahlman seconded to approve PC Resolution 08-2019, amending Littleton City Code Title 10, Chapters 1 and 7, regarding site development plans, which forwards a favorable decision to city council, with the following conditions: 1. Add new subsection "J" to section 10-7-2(B)(2) requiring the submittal of any documents required to demonstrate compliance with Littleton's operating standards and the site development plans approval criteria; 2. For major applications the final decision date shall be defined as the date the applicant provides certification of mailing to nearby property owners to the city; 3. For major applications the appeal period shall be 20 days.

Amendment: Commissioner Stahlman moved and Chair Rudnicki seconded to amend the motion to extend the notification range from 300 feet to 600 feet excluding rights of way or easements. Vote on the amendment: 2-4 with Commissioners Reynolds, Bolt, Coronato, and Miller voting no. The motion fails.

Amendment: Commissioner Miller moved and Commissioner Coronato seconded to amend the site development plan definition under major development, item 2 to read "All Multi-family development in any zone having more than three

dwelling units ..." <Commissioner Miller withdrew his motion to amend>

Commissioner Reynolds moved and Commissioner Stahlman seconded to amend the motion to exclude rights of way and easements from the 300 feet notification range. Vote on the amendment: 5-1 with Commissioner Bolt voting no. The motion carries.

Vote on the main motion: 6-0. The motion carries unanimously.

Aye: 6 - Commissioner Bolt, Commissioner Reynolds, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Vice Chair Stahlman

Absent: 3 - Commissioner Bridenbaugh, Commissioner Swartzbacker and Commissioner Almond

8. Comments/Reports

a. Community Development Director/Staff

Community Development Director Jennifer Henniger thanked Mike Sutherland and other staff members for the work on the site development plan item and getting it to the point it could be presented to the Commission this evening / reminder of study session to follow on Envision Littleton

b. Chair/Members

Chair Rudnicki spoke regarding the Envision Speaker series

9. Adjournment

Chair Rudnicki adjourned the regular meeting of the Planning Commission at 8:56 p.m.

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.