



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Draft

Planning Commission

Monday, October 28, 2019

6:30 PM

Council Chamber

Regular Meeting

1. Roll Call

Present 8 - Commissioner Bolt, Commissioner Reynolds, Vice Chair Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato, Commissioner Almond, and Commissioner Stahlman

2. Pledge of Allegiance

3. Approval of Agenda

4. Minutes to be Approved

- a) [ID# 19-295](#) Certification of the October 14, 2019 Regular Meeting Minutes

Commissioner Coronato moved and Commissioner Stahlman seconded to approve, based on the clerk's certification, the October 14, 2019 meeting minutes. The vote is 7-0. The motion carries unanimously.

Aye: 7 - Commissioner Bolt, Commissioner Reynolds, Vice Chair Swartzbacker, Chairman Rudnicki, Commissioner Miller, Commissioner Coronato and Commissioner Stahlman

Non-Voting: 1 - Commissioner Almond

5. Public Comment

If you wish to address the Planning Commission under Public Comment, please sign-in on the public speaker form before the call to order of this meeting. Each speaker will be limited to three minutes. The commission is not authorized by the Colorado Open Meetings Law to discuss, comment, or take action at the meeting on any issue raised by public comment that is not part of tonight's agenda. The Chair may refer the matter to staff to obtain additional information and report back to the commission as appropriate.

Pam Chadbourne - Comp Plan and Transportation Master Plan

6. General Business

7. Public Hearing

- a) [PC Resolution 13-2019](#) PC Resolution 13-2019: Recommending approval of a request to rezone property from I-P and I-P PDO to PD-R, known as the Delaware and Powers project at 241 W. Powers Avenue
- Staff Presentation: Andrea Mimnaugh, Senior Planner and Denise Stephens, Economic Development Director (other staff: Jennifer Henninger, Community Development Director; Mike Sutherland, Community Development Deputy Director; Dylan Cowing, Engineering; and Colton Harguth, Economic Development)*
- Applicant Presentation: Jason Pock, Richmand American Homes; Susan Wade, Redland*
- Chair Rudnicki opened public comment at 8:40 p.m.*
- Maggy Andrews - In favor*
Pam Chadbourne - Opposed
Mike Kboudi - In favor
- Chair Rudnicki closed public comment at 8:50 p.m.*
- Main motion: Commissioner Stahlman moved and Commissioner Bolt seconded to approve PC Resolution 13-2019, approving the Delaware and Powers rezoning request which forwards a favorable recommendation to city council.**
- First amendment to the main motion: Chair Rudnicki moved and Commissioner Stahlman seconded For housing sites facing Powers Avenue there shall be a gap of 15 feet, minimum, between each cluster of four sites. Vote on the second amendment to the main motion: The vote is 1-6 with Chair Rudnicki, Vice Chair Swartzbacker, Commissioner Bolt, Commissioner Coronato, Commissioner Miller, and Commissioner Stahlman voting no. The second amendment to the main motion fails.**
- Second amendment to the main motion: Commissioner Miller moved and Vice Chair Swartzbacker seonded that all homes facing public streets shall have front doors oriented to the public street. Units along Delaware shall have clusters of four units separated by gaps of at least 15 feet. Vote on the second amendment to the main motion: The vote is 1-6 with Chair Rudnicki, Vice Chair Swartzbacker, Commissioner Bolt, Commissioner Coronato, Commission Miller, and Commissioner Stahlman voting no. The second amendment to the main motion fails.**
- Third amendment to the main motion: Commissioner Coronato moved and Commissioner Miller seconded to eliminate stucco as an acceptable masonry material. Vote on the third amendment to the main motion: The vote is 6-1 with Commissioner Stahlman voting no. The third amendment to the main motion carries.**
- Fourth amendment to the main motion: Commissioner Reynolds moved and Commissioner Bolt seconded to require that utility box screening shall meet Littleton Code. Vote on the fourth amendment to the main motion: The vote is 7-0. The fourth amendment to the main motion carries unanimously.**
- Fifth amendment to the main motion: Commissioner Miller moved and Vice Chair Swartzbacker seconded to amend the main motion to units between the access to the northern access road and the southern private drive be rotated so that the**

front doors face Delaware and they be grouped in clusters of a maximum of four and the cluster should be separated by minimum of 15 feet. Vote on the fifth amendment to the main motion: The vote is 3-4 with Chair Rudnicki, Commissioner Bolt, Commissioner Reynolds, and Commissioner Stahlman voting no. The vote on the fifth amendment to the main motion fails.

Sixth amendment to the main motion: Commissioner Reynolds moved and Vice Chair Swartzbacker seconded to amend the main motion to units between the access to the northern access road and the southern private drive have the front doors face Delaware and they be grouped in clusters of a maximum of four and the cluster should be separated by minimum of 15 feet. Vote on the sixth amendment to the main motion: The vote is 3-4 with Chair Rudnicki, Commissioner Bolt, Commissioner Coronato, and Commissioner Stahlman voting no. The vote on the fifth amendment to the main motion fails.

Vote on the main motion as amended: The vote is 6-1 with Vice Chair Swartzbacker voting no. The main motion, as amended, carries.

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

Nay: 1 - Vice Chair Swartzbacker

Non-Voting: 1 - Commissioner Almond

8. Comments / Reports

I. Community Development Director

Thank you to Commissioners for hard work on the Comp Plan and Transportation Master Plan; Three (3) cases coming before the Planning Commission in the next six (6) months.

II. Community Development Staff

None

III. Commission Members

None

IV. Chair

Echoed thanks for hard work on the Comp Plan and Transportation Master Plan.

9. Adjournment

Chair Rudnicki adjourned the meeting at 10:04 p.m.

The public is invited to attend all regular meetings or study sessions of the City Council or any City Authority, 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.

