



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes

### Planning Commission

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Monday, August 22, 2016

6:30 PM

Council Chamber, Community Room

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#### Regular Meeting & Study Session

#### 1. Roll Call

**Present** 7 - Chairman Elrod, Vice Chair Rudnicki, Commissioner Graham, Commissioner Myles, Commissioner Samuelson, Commissioner Corbett, and Commissioner Bolt

**Absent** 1 - Commissioner Krueger

**Also Present** 1 - Commissioner Stahlman

#### 2. Approval of Agenda

#### 3. Minutes to be Approved

- a. [ID# 16-198](#) Certification of the August 8, 2016 regular meeting minutes

**A motion was made by Board Member Bolt, seconded by Board Member Samuelson, that the item be approved. The motion carried by the following vote: 4-0 with three members abstaining.**

**Aye:** 4 - Chairman Elrod, Vice Chair Rudnicki, Commissioner Samuelson and Commissioner Bolt

**Abstain:** 3 - Commissioner Graham, Commissioner Myles and Commissioner Corbett

#### 4. Public Comment

Public Comment for General Business - N/A

#### 5. General Business

#### 6. Public Hearing

- a. [PB Reso 15-2016](#) Resolution 15-2016 concerning a planned development overlay for property located at 2679 W. Main Street

**Attachments:** [PB Resolution 15\(a\)-2016 Denying](#)  
[PB Resolution 15\(b\)-2016 Approving](#)  
[PDO Application](#)  
[Letter of Intent](#)  
[Trip Generation Letter](#)  
[Planned Development Overlay Plan Set](#)  
[Color Renderings](#)  
[Letter Opposing the Application](#)

*Staff Presentation by Andrea Mimnaugh, Planning Manager*

*Applicant Presentation by Josh Rowland, LAI Design Group*

*Public Speaker - Pam Chadbourne, Against*  
*Public Speaker - Robin Swartzbacker, Against*  
*Public Speaker - Carol Brzeczek, Against*  
*Public Speaker - Don Bruns, Against*

**A motion was made by Board Member Samuelson, seconded by Board Member Corbett, that Planning Board Resolution No. 15(b)-2016, which APPROVES the planned development overlay application for the proposed mixed-use development located at 2679 West Main Street be approved as amended. The motion carried by the following vote: 4-3 with Members Elrod, Myles, and Samuelson against.**

**Member Bolt made a motion to amend the main motion to include a condition that the property must join the Main Street Historic District and get approval from the [Historical Preservation] Board for their design, seconded by Member Graham. The motion carried by the following vote: 4-3 with Members Elrod, Myles, and Samuelson against.**

**Aye:** 4 - Vice Chair Rudnicki, Commissioner Graham, Commissioner Corbett and Commissioner Bolt

**Nay:** 3 - Chairman Elrod, Commissioner Myles and Commissioner Samuelson

## **7. Public Comment**

Public Comment on Non-Agenda Items

*Public Comment - Carol Brzeczek, Mineral Station study session topics*  
*Public Comment - Pam Chadbourne, B2 zoning changes*  
*Public Comment - Robin Swartzbacker, Mineral Station study*  
*Public Comment - Don Bruns, Mineral Station Master Plan*  
*Public Comment - David Sprunt, Mineral Station design and vision*

## **8. Adjourn to Study Session**

### **Study Session Topics**

a. [ID# 16-196](#) Study session on the Mineral Light Rail Station Area Plan

**Attachments:** [PlanningBoard Aug 22 study session presentation](#)  
[MineralStationArea Vision and Design Principles - draft](#)  
[Littleton Mineral Station Market Assessment FINAL DRAFT 05\\_31\\_16](#)  
[\(2\)](#)  
[CommunityOpenHouseSummaryNotes3-16-16 FINAL](#)  
[Mineral Station June2 CommunityMtgFINAL](#)  
[CommunityMtg July 26 FINAL](#)  
[CitywidePlan2014](#)  
[MineralStationScheduleGraphic for PB](#)

*P.U.M.A. consultants and Mineral Station Advisory Group in attendance*

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.