



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Final Planning Board

Monday, August 25, 2014

7:00 PM

Council Chamber

Regular Meeting

1. Roll Call

- Present** 7 - Board Member Elrod, Board Member Bolt, Board Member Graham, Board Member Myles, Board Member Rudnicki, Board Member Samuelson, and Board Member Schroeder
- Absent** 2 - Board Member Duzan, and Board Member Moore

Also Present: Glen VanNimwegen, Community Development Director; Ken Fellman, City Attorney; Kristin Schledorn, Deputy City Attorney; Jan Dickinson, Planning Manager; and Anne Cecilione, Recording Secretary

2. Approval of Agenda

The agenda was approved as submitted.

3. Minutes to be Approved

- a) Certification of August 11, 2014 minutes

Attachments: [PB14-0811 FINAL certified](#)

A motion was made by Board Member Rudnicki, seconded by Board Member Graham, that the item be approved. The motion carried by the following vote:

- Aye:** 4 - Board Member Graham, Board Member Myles, Board Member Rudnicki and Board Member Schroeder
- Absent:** 2 - Board Member Duzan and Board Member Moore
- Abstain:** 3 - Board Member Elrod, Board Member Bolt and Board Member Samuelson

4. Scheduled/Unscheduled Appearances

None.

5. Public Hearing

- a) Resolution regarding findings related to the Santa Fe Urban Renewal Plan and its conformance with the City of Littleton Comprehensive Plan

Attachments: [PB Resolution Santa Fe URP KJS rev](#)
[8.18.2014 Santa Fe Urban Renewal Plan 04](#)

- b) Resolution regarding the findings related to the Columbine Square Urban Renewal Plan and its conformance with the City of Littleton Comprehensive Plan

Attachments: [PB Resolution Columbine Square URP](#)
[8.18.2014 Columbine Square Urban Renewal Plan 04](#)

*Glen VanNimwegen introduced the Urban Renewal topics.
Ken Fellman, City Attorney, outlined the responsibilities of the Planning Board regarding the Urban Renewal Plans.*

*Anne Rickert, Technical Analyst, and Jim Rees, Executive Director of the LIFT Board spoke in detail about both urban renewal plans.
Planning Board members were given the opportunity to ask questions to both Anne and Jim for clarification after the presentation.*

Chair Pro-Tem Elrod opened up the Public Hearing at 7:52 p.m.

The following citizens were not in favor of the project:

*Carol Brzeczek, 2000 W. Arapahoe Rod.
Jeanie Erickson, 5567 S. King St.
John Watson, 4500 West Hinsdale
Linda Knufinke, 7089 S. Clay
Pam Chadbourne, 5401 S. Nevada St.
Marty Brzeczek, 2000 W. Arapahoe Rd.*

The Public Hearing was closed at 8:18 p.m.

City Attorney Fellman provided comments for the Board's consideration.

Board Member Samuelson made a motion requesting that this item be tabled to the next meeting due to inadequate time to review the materials.

Aye: 6 - Board Member Bolt, Board Member Graham, Board Member Myles, Board Member Rudnicki, Board Member Samuelson and Board Member Schroeder

Nay: 1 - Board Member Elrod

Absent: 2 - Board Member Duzan and Board Member Moore

Due to the requirement that the Planning Board has 30 days from the date of receipt to make a recommendation to City Council, a motion was made by Chair Pro-Tem Elrod to postpone a decision on the Urban Renewal Plans for both the Santa Fe Corridor and the Columbine Square to Thursday, September 11, 2014 at 7:00 p.m. It was seconded by Board Member Samuelson. The decision passed by the following votes:

Aye: 7 - Board Member Elrod, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki, Board Member Samuelson and Board Member Schroeder

Nay: 1 - Board Member Bolt

Absent: 1 - Board Member Duzan

City Attorney Fellman recommended that the Planning Board be reopened on September 11, 2014 for the limited purpose of hearing Ms. Chadbourne's comments on the Urban Renewal Plan for Columbine Square. The Public Hearing will not be reopened for other speakers.

Board Member Rudnicki made the motion for the Planning Board to decide whether or not to hear comments from the public as the first agenda item for the meeting on September 11, 2014; it was seconded by Chair Pro-Tem Elrod. The motion stood due to no objections from other Planning Board members.

- c) Resolution recommending approval to rezone property known as 101 West Jamison Avenue from PD Planned Development District to PD-R Planned Development Residential District and recommending approval of the Jamison Village General Planned Development Plan

Attachments: [Planning Board Resolution 2014-06](#)

[Vicinity map](#)

[Application Packet](#)

[Jamison Village General PD Plan 14-08-18](#)

Jan Dickinson, Planning Manager, made the presentation on this case.

Board Members asked questions and clarification of Ms. Dickinson.

Gary Wanger, applicant, President of Stoneridge Homes, spoke briefly about the case.

Wendell Airs, Paragon Engineering Consulting, spoke briefly about the case.

Board Members asked questions and clarification of Mr. Airs.

Cory Hunsader, 7807 E. Peakview Ave., offered clarification

Chair Pro Tem Elrod opened up the Public Hearing at 9:27 p.m.

The following citizens were not in support of the project:

*Martin Kaye, 301 W. Jamison Pl., #10
Kathleen Swanson, 230 W Jamison Cir., #31
Pam Stinson, 221 W. Jamison Cir., #20
Helen Geschwentner, 221 W. Jamison Cir., #19
Cindy Moe, 250 W. Jamison #20
Ken Chance, 250 W. Jamison Cir., #20
Diana Olson, 312 W. Jamison Pl., #6*

The following citizens were in support of the project:

*Wendy Wanger, 4530 S. Verbena St.
Gary Wanger, 4530 S. Verbena St.
Cory Hunsader, 7807 E. Peakview Ave.
Allen Cassity, 250 W. Jamison Cir., #17*

The following citizens did not wish to speak to the Board and it was not noted if they were for or against the project:

*Julie Rhoads, 330 W. Jamison Cir.
Jan Rhoads, 7965 S. Elati Cir.
Bill Rhoads, 7965 S. Elati Cir.
Gordon Orwig, 250 W. Jamison Cir., #24*

Chair Pro-Tem Elrod made a motion to approve Resolution #2014-06 which would forward a favorable recommendation to City Council. There was no second. Motion failed.

Board Member Samuelson requested an amendment to the plan resolution that the setbacks be changed to 15' to the north boundary from 10' and from 10' on the east and west boundaries from 8'. Board Member Rudnicki seconded the motion.

Aye: 7 - Board Member Elrod, Board Member Bolt, Board Member Graham, Board Member Myles, Board Member Rudnicki, Board Member Samuelson and Board Member Schroeder

Absent: 2 - Board Member Duzan and Board Member Moore

Board Member Rudnicki made a motion that the front setbacks be increased from 15' to 25' along Jamison Avenue. Chair Pro-Tem Elrod seconded. The motion failed with the following votes:

Aye: 2 - Board Member Elrod and Board Member Rudnicki

Nay: 5 - Board Member Bolt, Board Member Graham, Board Member Myles, Board Member Samuelson and Board Member Schroeder

Absent: 2 - Board Member Duzan and Board Member Moore

A motion was made to approve Planning Board Resolution No. 2014-06 which forwards a favorable recommendation to City Council amended by a 15' north boundary setback and a 10' east and est boundary setback. The motion carried by the following vote:

Aye: 4 - Board Member Bolt, Board Member Myles, Board Member Samuelson and Board Member Schroeder

Nay: 3 - Board Member Elrod, Board Member Graham and Board Member Rudnicki

Absent: 2 - Board Member Duzan and Board Member Moore

6. General Business

Next steps in the program for updating the neighborhood plans

Glen VanNimwegen, Community Development Director, advised the Planning Board members on the steps already taken for updating the neighborhood plans.

7. Comments/Reports

a. Staff

b. Members

c. Chair

8. Adjourn

The meeting was adjourned at 10:00 p.m.

I hereby certify that I have reviewed the video recording for the Regular Meeting of the Littleton Planning Board for August 25, 2014. 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.

Anne Cecilione, Administrative Coordinator