

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

April 27, 2023

Approved as presented

I. CALL TO ORDER

Chairman Maslanik called the meeting to order at 6:01 p.m.

II. PLEDGE OF ALLEGIANCE

Chairman Maslanik asked Commissioner LeDonne to lead the Pledge of Allegiance.

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Valerie Wolf, and Kathryn LeDonne. Commissioner Michael Pishaki was excused. Alternate Jolene Cohen-McCoy was present and seated to vote.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Mike Tylka, Assistant Director of Community Development; Kate Lesser, Commission Secretary; Summer McCann, Associate Planner; Christopher Montoya, Assistant Director of Public Works.

IV. MINUTES OF PREVIOUS MEETINGS

Motion by Commissioner LeDonne to approve the March 23, 2023 minutes as presented

Second by Commissioner Wolf

Voting Aye: All present

Motion passes: 4-0

V. PUBLIC INVITED TO BE HEARD ON ITEMS NOT ON THE AGENDA

None presented.

VI. AGENDA ITEMS

1. Brighton Crossing Filing No. 7, 1st Amendment Subdivision Plan: Summer McCann presenting

1. Brighton Crossing Filing No. 7, 1st Amendment Subdivision Plan

Chair opened the public hearing at 6:04 p.m.

Chair invited Staff to present, summarized:

Ms. McCann presented the item as outlined in the staff report and confirmed that legal publication and posting were completed for this hearing. Ms. McCann stood ready for questions.

Chair called for questions from the Commission of Staff, summarized:

Commissioner LeDonne asked where the fire hydrants would be located.

M. Tylka stated that the location of fire hydrants would not be determined until the civil plans are submitted with the Final Plat for administrative review.

Commissioner LeDonne inquired about the 11% open space requirement.

S. McCann stated that Bromley Park has fulfilled their open space dedication requirement with the Brighton Crossing Filing 7 Final Plat, so they are not required to dedicate more with this application.

Commissioner LeDonne asked whether there could be amendments to update the landscaping and open space requirements, and whether the developer could use more water-conscious landscaping.

S. McCann stated that Bromley Park has their own land use regulations which they must comply with. Also, this property was zoned under the 25th amendment which allows them to use the old Code regulations before the new one was adopted in 2020. The Development Agreement could be amended to include language which encouraged xeric landscaping, but the land use regulations must still be followed.

Commissioner LeDonne asked why Thistle Drive is blocked off at 50th Avenue and whether it would be a temporary or permanent closure.

S. McCann stated that the dark line on the map indicates the boundary of the subdivision, not a road closure, so Thistle Drive will remain open.

Chair called for the public to ask any questions the Applicant or Staff, summarized:

None presented.

Chair called for any member of the public to speak in opposition of this item being presented.

No opponents were present.

Chair called for any member of the public to speak on behalf of this item being presented.

No proponents were present.

Chair closed the public hearing at 6:19 p.m.

The Commission Secretary read the resolution into the record.

Chair called for discussion among Commissioners, summarized:

Commissioner Cohen-McCoy questioned whether there will be future discussions on this project.

S. McCann stated that there will not be any future public hearings for this project, but there will be a Final Plat application to outline the landscaping and streetscaping, and each individual lot will have a plot plan review for the architecture.

M. Tylka stated that the landscape Code Amendments that were previously presented to the Commission have not progressed through the process and will be coming back for another review by the Planning Commission at a future date.

Commissioner Maslanik asked what actions Staff will be taking with the developer and other current building owners in the area to relieve parking issues.

M. Tylka stated that Staff will be asking for no parking signs on the western and northern sides of the lot in Brookfield's control and also add striping for bike lanes

Commissioner Wolf commented that there are existing parking issues near the McDonald's.

M. Tylka stated that those are private drives owned by the metro district. Staff is aware of the situation and will work with the district to encourage signage and improve enforcement on those roads.

Motion by Commissioner Wolf to approve the resolution as presented.

Second by Commissioner Cohen-McCoy.

Voting Aye: All present

Motion passes: 4-0

VII. OLD BUSINESS

None presented.

VIII. NEW BUSINESS

None presented.

IX. REPORTS

1. Reports

Mr. Tylka provided an update of current developments.

2. Tentative Next Meeting: TBD

Mr. Tylka stated that the next meeting will likely be held on June 8, 2023.

X. ADJOURNMENT

Motion by Commissioner Wolf

Second by Commissioner LeDonne

Voting Aye: All Present

Motion passes: 4-0

Planning Commission Minutes
April 27, 2023

Meeting adjourned at 6:28 p.m.

Recorded by Kate Lesser