

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

June 8, 2023

Approved as Presented

I. CALL TO ORDER

Chairman Maslanik called the meeting to order at 6:08 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. Alternate Jolene Cohen-McCoy was excused.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Mike Tylka, Assistant Director of Community Development; Kate Lesser, Commission Secretary; Jordan Kowalenko, Administrative Assistant; Nick Di Mario, Senior Planner; Christopher Montoya, Assistant Director of Public Works; Greg Labrie, Director of Public Works; Pearce Miller, Management Analyst

IV. MINUTES OF PREVIOUS MEETINGS

Motion by Commissioner LeDonne to approve the April 27, 2023 minutes as presented

Second by Commissioner Wolf

Voting Aye: All present

Motion passes: 3-0

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

None presented.

Chair Maslanik made a motion to move New Business items before Agenda Items, and to add Commissioner Pishaki's resignation as a New Business item.

Second by Commissioner Wolf

Voting Aye: All present

Motion passes: 3-0

VI. NEW BUSINESS

1. Commission Survey from the City Manager's Office: Pearce Miller presenting
P. Miller provided information regarding the survey for Commissioners to participate.
2. Introduction of the new Public Works Director
G. Labrie introduced himself to the Planning Commission.
3. Commissioner Pishaki's Resignation
Chair Maslanik recognized Commissioner Pishaki's service to the City.

VII. AGENDA ITEMS

1. South Main Redevelopment Planned Development

Chair opened the public hearing at 6:15 p.m.

Chair invited Staff to present, summarized:

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

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

Commissioner LeDonne asked about the intersection where South Main Street meets Bromley. The turn going West on Bromley is a hard right angle, would this be fixed, or would a light be installed there?

N. Di Mario stated that Staff, the Colorado Department of Transportation, and the Applicant are working on plans for a Subdivision Plan application to determine these details.

Commissioner Wolf expressed concern for the traffic in this area.

N. Di Mario stated that CDOT is involved because it's in their jurisdiction and the intersection has been identified as being dangerous.

Commissioner Maslanik requested clarification on the Planned Development application

N. Di Mario stated that this application is unique to help develop certain areas which could not be developed otherwise due to the circumstances. Public improvements and landscaping will be required.

Commissioner LeDonne commented on the existing area being an eyesore.

N. Di Mario stated that the property owner would like to expand the allowed used on the property.

Chair invited the Applicant to present, summarized:

Alex Gonzales, 1873 South Bellaire St., Suite 1200, Denver, CO 80222, introduced himself as the Applicant.

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

Wayne Scott, 274 S. 3rd Avenue, Brighton, CO, 80601, asked whether the proposed is a gas station or a carwash. How many trips will be added to the area? What changes would there be to the intersection?

Applicant responded that yes, traffic studies were completed, there is no number available at the moment and the intersection will be in accordance with CDOT recommendations.

Gary O. 685 & 701 S. Main Street, Brighton, CO, 80601, asked how this would affect zoning.

N. Di Mario stated that the zoning would not be affected on his property.

Jack Sampson 190 W. Bromley, Brighton, CO, 80601, asked will westbound traffic be able to turn left into Brighton Ford.

N. Di Mario responded that this will be determined with the subdivision plan.

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

Wayne Scott 274 S; 3rd Avenue, Brighton CO, 80601 is concerned with the traffic.

Peter Fibs 168th Paloma Avenue, Brighton, CO, 80601 is concerned with the traffic.

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 6:52 p.m.

The Commission Secretary read the resolution into the record.

Chair called for discussion among Commissioners, summarized:

Commissioner LeDonne confirmed that this application determines zoning, but the subdivision plan is required. It was mentioned that this is a seemingly dangerous intersection.

Commissioner Maslanik stated that this intersection does require a creative solution and the traffic will need to be addressed with the subdivision plan.

Commissioner Wolf commented there will need to be consideration for other businesses in the area.

Motion by Commissioner Wolf to approve the resolution as presented.

Second by Commissioner LeDonne.

Voting Aye: All present

Motion passes: 3-0

VIII. OLD 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 July 27, 2023.

X. ADJOURNMENT

Motion by Commissioner Wolf

Second by Commissioner LeDonne

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Voting Aye: All Present

Motion passes: 3-0

Meeting adjourned at 7:00 p.m.

Recorded by Kate Lesser