

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

July 27, 2023

Approved as Presented

I. CALL TO ORDER

Acting Chair LeDonne called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

Acting Chair LeDonne asked Commissioner Snyder to lead the Pledge of Allegiance.

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Kathryn LeDonne, Jim Snyder, and Jolene Cohen-McCoy. Chris Maslanik and Valerie Wolf were excused.

STAFF PRESENT

Yasmina Gibbons, Deputy City Attorney; Mike Tylka, Assistant Director of Community Development; Jordan Kowalenko, Commission Secretary; Summer McCann, Associate Planner

IV. MINUTES OF PREVIOUS MEETINGS

Motion by Commissioner Snyder to approve the June 8, 2023 minutes as presented

Second by Commissioner Cohen-McCoy

Voting Aye: All present

Motion passes: 3-0

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

None presented.

VI. AGENDA ITEMS

1. Peters Property Zoning Map Amendment

Acting Chair LeDonne opened the public hearing at 6:05 p.m.

Acting 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 Snyder asked for clarification regarding whether the entire strip based on the distributed map would be zoned commercial.

S. McCann stated that the entire area would be zoned commercial so it would just be a continuation of commercial zoning for the specified area.

Commissioner Cohen-McCoy asked for clarification regarding the specific area and reinforced that the area would all be zoned commercial.

S. McCann stated that it is a 3-acre parcel and that there should be plenty of room to have commercial buildings or structures available on the purposed parcel.

Acting Chair LeDonne requested clarification on when the initial annexation application was put in.

S. McCann stated that this application came in at the beginning of the year.

Acting Chair LeDonne asked whether zoning changes can be done or changed while the annexation process is occurring.

S. McCann stated that yes, the Planning Commission is giving a recommendation and then this will go to City Council. Once at City Council they will have to first vote on the annexation and then on the zoning.

Acting Chair LeDonne asked for clarification regarding the term employment commercial and what it exactly means.

S. McCann stated that a portion of the lot may be designated as employment commercial, but that staff is still looking into it. She states that the entire lot will be zoned C-3. S. McCann explained the employment commercial, is a “powerhouse” employment opportunity.

Acting Chair LeDonne asked for clarification regarding the yellow square on the distributed map.

S. McCann and M. Tylka explained that there are two parcels in the Swink property. The map highlights the properties that were selected for the mailing radius.

Chair invited the Applicant to present, summarized:

Ryan Carlson, PO Box 247 East Lake Colorado, 80614 explained that he is the applicant for this property as well as for Swink, and the intent is to integrate the Peters Property into his larger Swink project. He explained that the annexation and zoning just made sense for the area.

Commissioner Cohen-McCoy reinforced that the area would all be zoned commercial.

R. Carlson stated that yes it would all be zoned commercial and that there would be a planned cohesiveness between the properties.

Acting Chair LeDonne asked for clarification regarding the cell tower on the property.

R. Carlson stated that they are still trying to address that and figure it out, “one way or another”.

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.

None presented.

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

None present.

Chair closed the public hearing at 6:20 p.m.

Chair called for discussion among Commissioners, summarized:

Commissioner Snyder discussed that this property has already been a law office for years and that it does seem to make the most sense that this area would all be zoned commercial.

Commissioner LeDonne expressed that the big cell tower and what will become of it is a concern worth being noted on the record.

The Commission Secretary read the resolution into the record.

Motion by Commissioner Snyder to approve the resolution as presented, with a note to City Council to look deeper into the cell tower issue.

Second by Commissioner Cohen-McCoy.

Voting Aye: All present

Motion passes: 3-0

VII. OLD BUSINESS

None presented.

VIII. NEW BUSINESS

None presented.

IX. REPORTS

1. Reports

Mr. Tylka provided an update regarding youth Commissioners and explained that soon they should be selected to serve.

2. Tentative Next Meeting: TBD

Mr. Tylka stated that the next meeting will be held on August 10, 2023.

X. ADJOURNMENT

Motion by Commissioner Snyder

Second by Commissioner Cohen-McCoy

Voting Aye: All Present

Motion passes: 3-0

Meeting adjourned at 6:27 p.m.

Recorded by Jordan Kowalenko