



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD

July 2, 2025

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER– By Michael Griffith at 6:18 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: Andrew Gay, Tim Knapp, Brandon Figliolino, Tom Aljinovich, Steve Hannan, Eric Doner, Michael P. Griffith

4. **THOSE ABSENT**

ALSO PRESENT: Rob Smetana, City Planning Manager; Jessica Garner, Director of Community and Economic Development, Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Julia Duncan, Senior Planner; Heidi Van Gieson, Recording Secretary

5. **APPROVAL OF MINUTES**

June 4, 2025. The minutes stand approved as corrected.

Mr Gay asked for a revision on pg 12 of 16, to say "the hotel was allowed because there was inadequate consideration of the removal of sight lines.

Mr. Griffith asked that staff fix the minutes for accuracy of motions

6. It was moved by Mr. Figliolino, to continue item 8(A) to August 6th, 2025 to hold a public hearing for the Major Comprehensive Plan Amendment and Rezoning for Allendale Elementary School, a 9.66 acre parcel of land generally located at 5900 Oak St.

DISCUSSION OF MOTION

Mr. Gay questioned if we are still good with the timing if we hold the meeting on August 6th?

Mr. Figliolino thanks staff for pushing dates, so that clear information is given to everyone. He also thanked those from the public that came to talk about this project.

Katherine Struthers with Ireland Stapleton Pryor & Pascoe, 1660 Lincoln Street Suite 3000, Denver, CO stated how this is a request for annexation into the city. This property is in a small pocket that is in unincorporated Jefferson County. The private well has become less and less reliable. The county does not offer water service to this property. This application is specifically for water connection, there is no redevelopment that is being requested. There are water lines in the street already, they just need to be able to connect to it.

PUBLIC COMMENT

IN FAVOR

Harrison Wilterdink from Arvada stated that he wants to commend the City Staff for their detailed report of this project. He thinks that this rezoning and annexation is a good option for this property and he hopes that the commission approves it.

IN OPPOSITION

None

APPLICANT REBUTTAL

None

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked how many units would be allowed on this property?

Mr. Smetana stated it would allow 6 units per acre.

Mr. Hannan stated that we could be allowing a larger infill than is normal for the area.

Mr. Hannan asked if the R-2 zoning in the county allowed for less density. It was clarified that the requested R6 zoning is similar in density to the county zoning.

Mr. Figliolino asked if this is going to be creating an island by allowing this annexation?

Mr. Smetana stated that there are two annexations, one is the road and one is the physical property. He also stated that by doing it this way, it meets the state requirements of continuity.

Mr. Knapp asked if there are any other properties that are connected to water in this area?

Mr. Smetana stated that there is a water line that was installed on 51st Avenue just to the North of the site and almost all of the property owners along the street were connected when that was installed.

DISCUSSION OF VOTE:

MOTION :

It was moved by Mr. Figliolino, that DA2024-0068 Martinez Annexation No. 2, a 1.11 acre parcel of land located at approximately 5044 Carr St, be recommended to City Council for approval subject to the condition stated in the staff report. This motion is based on the finds of fact and approved criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

Those voting Yes: Doner, Hannan, Knapp, Ajinovich, Gay, Figliolino, Griffith

Those voting No:

Those absent: None

The motion carried 7-0

MOTION :

It was moved by Mr. Figliolino, that DA2024-0068 Martinez Rezoning No. 2, a 1.11 acre parcel of land located at approximately 5044 Carr St, be recommended to City Council for approval subject to the condition stated in the staff report. This motion is based on the finds of fact and approved criteria on Page 4 of the staff report.

DISCUSSION OF MOTION

None

Those voting Yes: Doner, Hannan, Knapp, Ajinovich, Gay, Figliolino, Griffith

Those voting No:

Those absent: None

The motion carried 7-0

11. OTHER ITEMS