

**CITY OF BRIGHTON
PLANNING COMMISSION**

MINUTES

March 13, 2018

Approved as presented

I. CALL TO ORDER

Chairman Maslanik called the meeting to order at 6:04 p.m.

II. Pledge of Allegiance

III. ROLL CALL

Roll call was taken with the following Commissioners in attendance: Chris Maslanik, Fidel Balderas, William Leck and Kevin Baird.

STAFF PRESENT: Jason Bradford, Planning Manager; Mike Tylka, Associate Planner; Josh Tetzlaff, Associate Planner; Christopher Ernst, City Counsel; Diane Phin, Commission Secretary.

IV. MINUTES OF PREVIOUS MEETINGS

Minutes from the January 9, 2018 regular Planning Commission meeting were approved as presented.

Motion by Commissioner Baird

Second by Commissioner Leck

Voting Aye: All Present

Motion Passes 4-0

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

None recognized

VI. PUBLIC HEARING ITEMS

1. **Fulton Plaza (1931 Bridge St.) – Preliminary Plat: Mike Tylka presenting**
2. **Fulton Plaza (1931 Bridge St.) – Zone Change: Mike Tylka presenting**
3. **Prairie Center Major Retail 3 – Preliminary Plat: Josh Tetzlaff presenting**
4. **Conditional Use Approval - Code Amendment: Josh Tetzlaff presenting**
5. **Public Notice - Code Amendment: Josh Tetzlaff presenting**

Fulton Plaza (1931 Bridge St.) – Preliminary Plat

Fulton Plaza (1931 Bridge St.) – Zone Change

Chair invited Staff to present, summarized:

Mr. Tylka confirmed that legal postings and publications were completed for these hearings. He entered the staff reports into public record and discussed the items as outlined in the staff reports. Mr. Tylka explained the two Fulton Plaza items are being presented together and that Adams County is the owner of the property being discussed. Mr. Tylka stood ready for questions.

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Chair called for questions from Commission to Staff, summarized:

None recognized

Chair called for the Applicant to address Commission, summarized:

Chris Pletcher, Adams County Representative, Ayers Associates, 3665 JFK Parkway, Ft. Collins CO, 80525. Mr. Pletcher stated they have no inquiries or buyers for the property at this time. The county is working on the site to make it attractive and ready to sell. Commission asked about any issues with drainage or the Fulton ditch. Mr. Pletcher stated they had a full drainage study done and there were no concerns. Commission inquired about access into the site. Mr. Pletcher stated there would be an access easement granted through Lot 2, which will keep the existing maintenance road intact. Mr. Tylka added that any future access points to and from Lot 1 will be determined in the final development plan.

Chair called for the public to address Commission, summarized:

None recognized

Chair closed the public portion at 6:17 p.m.

Motion to forward to City Council with a recommendation of approval of the Preliminary Plat for the Fulton Plaza Subdivision.

Motion by Commissioner Balderas

Second by Commissioner Baird

Voting Aye: All Present

Motion passes 4-0

Commission asked for clarification on the C-3 zoning as compared to the C-1 or C-2 zonings. Counsel explained it is basically a broader commercial use zone.

Motion to forward to City Council with a recommendation of approval of the Fulton Plaza Subdivision zone change to a City designation of General Retail and Services (C-3) from the designation of Public Land (PL).

Motion by Commissioner Leck

Second by Commissioner Balderas

Voting Aye: All Present

Motion passes 4-0

Prairie Center Major Retail 3 – Preliminary Plat

Chair invited Staff to present, summarized:

Mr. Tetzlaff confirmed that legal publication was completed for this hearing. He entered the staff report into public record and discussed the item as outlined in the staff report. Mr. Tetzlaff stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

None recognized

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Chair called for the Applicant to address Commission, summarized:

Mike Tamblyn, Applicant representing Prairie Center, 211 N Stadium Blvd, Columbia MO, 65203

Mr. Tamblyn stated they are working with several possible users, but he cannot say who they are at this time. He stood ready for questions.

Chair called for the public to address Commission, summarized:

None recognized

Chair closed the public portion at 6:36 p.m.

Motion to forward to City Council with a recommendation of approval of the Preliminary Plat for an approximately 17.434 acre property, commonly known as Prairie Center Major Retail 3 Subdivision.

Motion by Commissioner Baird

Second by Commissioner Balderas

Voting Aye: All Present

Motion passes 4-0

Conditional Use Approval - Code Amendment

Chair invited Staff to present, summarized:

Mr. Tetzlaff confirmed that legal publication was completed for this hearing. He entered the staff report into public record and discussed the item as outlined in the staff report. Mr. Tetzlaff stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- Staff explained this change would not affect the current smoking code for bars and breweries.

Chair called for the public to address Commission, summarized:

None recognized

Chair closed the public portion at 6:43 p.m.

Motion to forward to City Council with a recommendation of approval to amend specified sections of the *Brighton Municipal Code* related to conditional uses.

Motion by Commissioner Balderas

Second by Commissioner Baird

Voting Aye: All Present

Motion passes 4-0

Public Notice - Code Amendment

Chair invited Staff to present, summarized:

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Mr. Tetzlaff confirmed that legal publication was completed for this hearing. He entered the staff report into public record and discussed the item as outlined in the staff report. Mr. Tetzlaff stood ready for questions.

Chair called for questions from Commission to Staff, summarized:

- It was explained that the state statute requires publication for public hearings in newspapers that have the most circulation. Brighton uses the Standard Blade or the Denver Post.
- With the new technology, it was suggested language be changed so it covers posting on the website, etc., as newspapers are fading out.
- Counsel informed Commission that the current wording does cover the use of electronic and newspaper publication for legal notifications. It does not need to be changed as the city is covered as technological changes are happening.

Chair called for a five minute break.

The meeting reconvened at 6:59 p.m.

Chair called for the public to address Commission, summarized:

None recognized

Chair closed the public portion at 7:00 p.m.

Motion to forward to City Council with a recommendation of approval to amend specified sections of the Brighton Municipal Code related to Public Hearing Notifications.

Motion by Commissioner Leck

Second by Commissioner Baird

Voting Aye: All Present

Motion passes 4-0

VI. OLD BUSINESS

None

VII. NEW BUSINESS

Staff informed the Commissioners of the BOA webinar on March 22nd.

He also told them about the Joint Study Session with City Council on March 27th.

There was discussion about some confusion of the term limits for Commissioner Baird.

VIII. REPORTS

None

IX. ADJOURNMENT

Motion to adjourn at 7:45 p.m.

Motion by Commissioner Balderas

Second by Commissioner Leck

Voting Aye: All Present

Motion passes: 4-0