



# BROOMFIELD PLANNING AND ZONING COMMISSION

[Download the agenda for this meeting to access a link to the recording.](#)

## *Minutes*

**February 11, 2019**

### Meeting Summary

**PZ Resolution No. 2019-5, a resolution recommending approval of Palisade Park Rezoning Request, PUD Plan and Preliminary Plat Amendment No. 7, Filing No. 6 Final Plat, and Site Development Plan/Urban Renewal Site Plan was approved by a unanimous vote of 7 to 0.**

**PZ Resolution No. 2019-6, a resolution recommending approval of a variance application to allow a setback reduction from 100 feet to 46 feet for the Broomfield Service Center in the Open Lands and Public Facilities Zoning District was approved by a unanimous vote of 7 to 0.**

### Roll Call - 5:58 P.M.

Chairman Silvers called the meeting to order at 5:58 p.m.

Commission Members Present: Tom Silvers  
Susan Barkman  
Earl Franz  
Archie Lind  
Gerald Hart  
David Lemmon  
Grayson Sanborn

Commission Members Absent: Charles Hastings

Staff Members Present: David Shinneman, Community Development Director  
Karl Frundt, Senior City Attorney  
Whitney Hixon, Planning Coordinator  
Josh Olhava, Principle Planner

Chairman Silvers stated there was a quorum present.

### Disposition of Minutes

The minutes of the January 28, 2019 Planning and Zoning Commission meeting stand approved.

### Petitions and Communications - None

Public Hearing - PZ Resolution No. 2019-5 Palisade Park Rezoning Request, PUD Plan and Preliminary Plat Amendment No. 7, Filing No. 6 Final Plat, and Site Development Plan/Urban Renewal Site Plan

Location: Northeast corner of Weld County Road 7 and Weld County Road 4, west of Huron St.  
Applicant: JPB Holdings, LLC

Chairman Silvers opened the public hearing at 5:59 p.m.

Josh Olhava, Principle Planner, summarized the staff report and asked that it be made part of the record.

Planning and Zoning Commission Minutes  
February 11, 2019

The applicant's representatives, Garrett Baum with JPB Holdings, Alan Cunningham with PCS Group, Bonner Gilmore and Jeff Mohr with Enertia Consulting Group, spoke regarding the request and answered questions from the Commissioners.

The following members of the public requested to speak:

- Sherri Struble at 3310 Johnson Ln. Erie, CO;
- Mike Schweitzer at 3298 County Road 4 Erie, CO; and
- Chris Raimo at 914 County Road 7 Erie, CO.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:57 p.m.

PZ Resolution No. 2019-5 was read by title.

Commissioner Hart moved for approval of Resolution No. PZ-2019-5 Palisade Park Rezoning Request, PUD Plan and Preliminary Plat Amendment No. 7, Filing No. 6 Final Plat, and Site Development Plan/Urban Renewal Site Plan with the condition that the variation request to reduce front yard setbacks to 18 feet be denied.

Commissioner Barkman seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 7 to 0.

Public Hearing - PZ Resolution No. 2019-6 a variance application to allow a setback reduction from 100 feet to 46 feet for the Broomfield Service Center in the Open Lands and Public Facilities Zoning District

Location: North of W. 144th Ave., West of Lowell Blvd.  
Applicant: City and County of Broomfield

Chairman Silvers opened the public hearing at 6:59 p.m.

Josh Olhava, Principle Planner, summarized the staff report and application, and asked that it be made part of the record.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 7:03 p.m.

PZ Resolution No. 2019-6 was read by title.

Commissioner Franz moved for approval of Resolution No. PZ-2019-6 a variance application to allow a setback reduction from 100 feet to 46 feet for the Broomfield Service Center in the Open Lands and Public Facilities Zoning District based on the following findings:

Planning and Zoning Commission Minutes  
February 11, 2019

1. The roof overhang will improve drainage and architectural visibility; and
2. Supply a sufficient buffer between the facility and the oil and gas well.

Commissioner Sanborn seconded the motion.

There was no further discussion following the motion.

The resolution passed unanimously by a vote of 7 to 0.

**Special Reports**

DRCOG is accepting applications for the Transit Alliance.

**Adjournment - 7:05 p.m.**

**Approval**

Minutes Prepared by:

\_\_\_\_\_  
Recording Secretary

Approved by:

\_\_\_\_\_  
Chairman