



BROOMFIELD PLANNING AND ZONING COMMISSION

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Minutes

March 25, 2019

Meeting Summary

PZ Resolution No. 2019-11, a resolution recommending approval of a variance application to increase the maximum height of a fence in the rear yard of a residential lot from 6 feet to 8 feet located at 85 Kohl Street was approved by a vote of 6 to 1.

PZ Resolution No. 2019-14, a resolution for a variance application to allow for a 3 foot 3 inch encroachment into the required 20 foot front yard setback for a garage addition located at 1461 Dunsford Way was continued to April 22, 2019 by a vote of 4 to 3.

PZ Resolution No. 2019-15, a resolution recommending approval of MidCities Filing No. 21, Lot 2 (Home2 Suites) Site Development Plan Amendment was approved by a unanimous vote of 7 to 0.

PZ Resolution No. 2019-16, a resolution recommending approval of Palisade Park PUD Plan Amendment, Eighth Amendment; a text amendment to the PUD Plan to add additional residential units was approved by a unanimous vote of 7 to 0.

Roll Call - 6:00 P.M.

Commissioner Barkman called the meeting to order at 6:00 p.m.

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

Commission Members Absent: Tom Silvers

Staff Members Present: Anna Bertanzetti, Planning Director
Karl Frundt, Senior City Attorney
Whitney Hixon, Planning Coordinator
Branden Roe, Senior Planner
Shelby Jablon, Associate Planner

Commissioner Barkman stated there was a quorum present.

Disposition of Minutes

The minutes of the March 11, 2019 Planning and Zoning Commission meeting stand approved.

Petitions and Communications

Staff received additional correspondence for item 4.b after publication. This correspondence has been provided to the Commission.

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Public Hearing - PZ Resolution No. 2019-11 Variance Application to increase the maximum height of a fence in the rear yard of a residential lot from 6 feet to 8 feet

Location: 285 Kohl Street
Applicant: Srinivas Parinandi

Commissioner Barkman opened the public hearing at 6:02 p.m.

Shelby Jablon, Associate Planner, summarized the staff report and asked that it be made part of the record.

The applicant, Srinivas Parinandi of 285 Kohl St. Broomfield, CO, spoke regarding the request and answered questions from the Commissioners.

The following member of the public requested to speak:

- Richard Schartau at 360 Kohl St.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 6:11 p.m.

PZ Resolution No. 2019-11 was read by title.

Commissioner Franz moved for approval of Resolution No. PZ-2019-11 a variance application to increase the maximum height of a fence in the rear yard of a residential lot from 6 feet to 8 feet located at 285 Kohl Street based on the following findings:

1. No objection from neighboring properties;
2. Does not impair the purpose of the zoning regulations to prevent overcrowding; and
3. The applicant provided support from two neighboring properties and a third neighbor spoke in support of the variance.

Commissioner Lind seconded the motion.

There was no further discussion following the motion.

The resolution passed by a vote of 6 to 1 with Commissioner Hastings voting in opposition.

Public Hearing - PZ Resolution No. 2019-14 Variance Application to allow for a 3 foot 3 inch encroachment into the required 20 foot front yard setback for a garage addition

Location: 1461 Dunsford Way
Applicant: Mike Segeth

Commissioner Barkman opened the public hearing at 6:14 p.m.

Shelby Jablon, Associate Planner, summarized the staff report and asked that it be made part of the record.

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The applicant, Mike Segeth, spoke regarding the request and answered questions from the Commissioners.

The following members of the public requested to speak:

- Angie Cook at 1222 Clubhouse Dr.; and
- Theresa Hart at 1455 Dunsford Way

Commissioner's comments and questions followed.

PZ Resolution No. 2019-14 was read by title.

Commissioner Hastings moved for a continuance of Resolution No. PZ-2019-14 a variance application to allow for a 3 foot 3 inch encroachment into the required 20 foot front yard setback for a garage addition located at 1461 Dunsford Way to April 22, 2019. The continuance is requested to allow the applicant additional time to revise the proposal in regard to window encroachment and to have the revised plans reviewed by the Homeowners Association Architectural Control Committee.

Commissioner Lemmon seconded the motion.

Commissioners Barkman, Lind, Hastings, and Lemmon voted in favor of continuing Resolution No. PZ 2019-14 to April 22, 2019 with Commissioners Hart, Sanborn, and Franz voting against.

Public Hearing - PZ Resolution No. 2019-15 MidCities Filing No. 21, Lot 2 (Home2 Suites) Site Development Plan Amendment

Location: 505 Zang Street - Southwest Corner of Zang Street and Flatiron Blvd
Applicant: Fayth Hospitality Group, LLC.

Commissioner Barkman opened the public hearing at 7:02 p.m.

Shelby Jablon, Associate Planner, summarized the staff report and asked that it be made part of the record.

The applicant's representatives, Libby Kaiser of Norris Design, Chris Fazendin with S.A. Miro, and Greg Fay of Fayth Hospitality Group, spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 7:18 p.m.

PZ Resolution No. 2019-15 was read by title.

Commissioner Lemmon moved for approval of Resolution No. PZ-2019-15 MidCities Filing No. 21, Lot 2 (Home2 Suites) Site Development Plan Amendment.

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Commissioner Hastings 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. 2019-16 Palisade Park PUD Plan Amendment, Eighth Amendment; a text amendment to the PUD Plan to add additional residential units

Location: 905 State Highway 7, Palisade Park Filing No. 1, Lot 1, Block 3
Applicant: Urban Frontier, LLC

Commissioner Barkman opened the public hearing at 7:20 p.m.

Branden Roe, Senior Planner, summarized the staff report and asked that it be made part of the record.

The applicant's representative, Garrett Baum with Urban Frontier, spoke regarding the request and answered questions from the Commissioners.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Commissioner Barkman closed the public hearing at 7:30 p.m.

PZ Resolution No. 2019-16 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-16 Palisade Park PUD Plan Amendment, Eighth Amendment; a text amendment to the PUD Plan to add additional residential units.

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

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

Special Reports

Adjournment - 7:34 p.m.

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Approval

Minutes Prepared by:

Recording Secretary

Approved by:

Chairman