



BROOMFIELD PLANNING AND ZONING COMMISSION

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Minutes

May 13, 2019

Meeting Summary

PZ Resolution No. 2019-23, a resolution recommending approval of the Twelfth Amendment to the Interlocken Advanced Technology Environment PUD Plan, the Interlocken Filing No. 4 Replat A Final Plat and the Site Development Plan, PUD Text Amendment, Final Plat, and Site Development Plan for Interlocken Filing No. 4 Replat A (Century Grand Vue at Interlocken) was continued to June 10, 2019 by a vote of 7 to 0.

PZ Resolution No. 2019-25, 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 400 W. 1st Ave. was approved by a vote of 7 to 0.

PZ Resolution No. 2019-21, a resolution recommending approval of the Broomfield Professional Park Replat L Final Plat, Broomfield Professional Park PUD 5th Amendment (Text), and Village Square Broomfield Professional Park Site Development Plan Amendment (Text) (Village Square SDP) was approved by a vote of 7 to 0.

Roll Call - 5:59 P.M.

Chairman Silvers called the meeting to order at 5:59 p.m.

Commission Members Present:

- Tom Silvers
- Susan Barkman
- Archie Lind
- Earl Franz
- Charles Hastings
- David Lemmon
- Gerald Hart
- Grayson Sanborn

Staff Members Present:

- Anna Bertanzetti, Planning Director
- Karl Frundt, Senior City Attorney
- Whitney Hixon, Planning Coordinator
- Shelby Jablon, Associate Planner

Chairman Silvers stated there was a quorum present.

Disposition of Minutes

Resolution PZ-2019-22 should include Commissioner Hart as the secondary vote. The minutes of the April 22, 2019 Planning and Zoning Commission meeting stand approved as corrected.

Petitions and Communications

The Boards and Commissions dinner will be held on Thursday, May 30.

Planning and Zoning Commission Minutes
May 13, 2019

Public Hearing - PZ Resolution No. 2019-23 The Twelfth Amendment to the Interlocken Advanced Technology Environment PUD Plan, the Interlocken Filing No. 4 Replat A Final Plat and the Site Development Plan, PUD Text Amendment, Final Plat, and Site Development Plan for Interlocken Filing No. 4 Replat A (Century Grand Vue at Interlocken)

Location: 485 Interlocken Boulevard
Applicant: Century Communities

Chairman Silvers opened the public hearing at 6:01 p.m.

Anna Bertanzetti, Planning Director, requested that the hearing be continued to June 10, 2019.

Chairman Silvers called for a vote.

PZ Resolution No. 2019-23 was read by title.

Commissioner Hastings moved for continuance of PZ Resolution No. 2019-23, a resolution recommending approval of the Twelfth Amendment to the Interlocken Advanced Technology Environment PUD Plan, the Interlocken Filing No. 4 Replat A Final Plat and the Site Development Plan, PUD Text Amendment, Final Plat, and Site Development Plan for Interlocken Filing No. 4 Replat A (Century Grand Vue at Interlocken) located at 485 Interlocken Boulevard.

Commissioner Barkman seconded the motion.

The continuance to June 10, 2019 passed by a vote of 7 to 0.

Public Hearing - PZ Resolution No. 2019-25 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

Location: 400 W. 1st Ave
Applicant: Francisco Villegas

Chairman Silvers opened the public hearing at 6:02 p.m.

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

The applicant, Sheila Kiechlin at 400 W 1st. Ave, spoke regarding the request.

No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:06 p.m.

PZ Resolution No. 2019-25 was read by title.

Planning and Zoning Commission Minutes
May 13, 2019

Commissioner Hart moved for approval of Resolution No. PZ-2019-25, 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 400 W. 1st Ave based on the following findings:

- The applicant's property has an existing 8 ft fence along the property line that is in need of replacement;
- The adjacent neighboring properties have matching 8 ft fences,
- The applicant provided letters of support; and
- There was no public opposition to the requested variance.

Commissioner Barkman seconded the motion.

There was no further discussion following the motion.

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

Public Hearing - PZ Resolution No. 2019-24 Variance Application to allow a 7 foot Encroachment into the Required Twenty Five Foot Rear Yard Setback for Proposed Deck Stairs and Pergola

Location: 3238 Alexander Way
Applicant: Leighton Miller

Chairman Silvers opened the public hearing at 6:10 p.m.

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

The applicant, Mark Tymchenko at 3238 Alexander Way, spoke regarding the request.

No members of the public requested to speak.

Chairman Silvers closed the public hearing at 6:16 p.m.

PZ Resolution No. 2019-24 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-24, a resolution recommending approval of the variance application to allow a 7 foot Encroachment into the Required Twenty Five Foot Rear Yard Setback for Proposed Deck Stairs and Pergola located at 3238 Alexander Way based on the following findings:

- The HOA has approved the requested variance;
- There are no neighbors in opposition;
- There is no negative impact on the neighborhood; and
- Disapproval would have a negative impact on the owner by reducing the usability of the property.

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

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

Planning and Zoning Commission Minutes
May 13, 2019

Special Reports - None

Adjournment - 6:18 p.m.

Approval

Minutes Prepared by:



Recording Secretary

Approved by:



Vice-Chairman