



# BROOMFIELD PLANNING AND ZONING COMMISSION

## Minutes

**March 8, 2021**

### Meeting Summary

**Public Hearing - PZ Resolution No. PZ 2021-6 Colmans Lakeview Lot 1-5, Block 12 - Variance to reduce the side yard setback to allow for a new shed was approved by a vote of 7 to 0.**

**Public Hearing - PZ Resolution No. PZ 2021-9 Redleaf Filing No. 1, Lot 27 - Variance to reduce the rear yard setback to allow for a covered deck was approved by a vote of 7 to 0.**

**Public Hearing - PZ Resolution No. PZ 2021-7 - Urban Renewal Site Plan and Use by Special Review Amendment No. 1 was approved by a vote of 7 to 0.**

### Roll Call - 6:00 P.M.

Chairman Silvers called the meeting to order at 6:00 p.m.

Commission Members Present: Earl Franz  
Jake Carias  
Jennifer Mickelson  
Chuck Hastings  
Tom Silvers  
Gerald Hart  
David Lemmon  
Susan Barkman

Commission Members Absent: none

Staff Members Present: Anna Bertanzetti, Planning Director  
Christine Francescani, Assistant City and County Attorney  
Nannette Makin, Administrative Technician II  
Shelby Jablon, Associate Planner

Chairman Silvers stated there was a quorum present.

### Disposition of Minutes

The minutes of the February 22, 2021 Planning and Zoning Commission meeting were approved by a vote of 7 to 0.

### Petitions and Communications

None

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Public Hearing - PZ Resolution No. PZ 2021-6 Colmans Lakeview Lot 1-5, Block 12 - Variance to reduce the side yard setback to allow for a new shed

Location: 7290 W. 119th Place  
Applicant: Santiago and Kelsi Mathews

Chairman Silvers opened the public hearing at 6:03 p.m.

Anna Bertanzetti, Planning Director on behalf of Kayla Tift, Planning Technician, summarized the staff report and asked that the staff report be made part of the record.

The applicant, Kelsi Mathews, 7290 W. 119th Place, spoke regarding the request.

No members of the public requested to speak.

Commissioners' comments and questions followed.

Chairman Silvers closed the public hearing at 6:23 p.m.

Commissioner Franz moved for approval of PZ Resolution No. PZ 2021-6 Colmans Lakeview Lot 1-5, Block 12 - Variance to reduce the side yard setback to allow for a new shed with no conditions and the following findings:

1. There has been no public objection to the resolution.
2. Following the 30 foot setback would result in difficulties for the owner and cause undue hardship.
3. Relief granted would not be detrimental to the neighborhood.
4. No variance shall authorize use other than the use permitted in the zoning district.

Commissioner Mickelsen seconded the motion.

The resolution passed by a vote of 7 to 0.

Public Hearing - PZ Resolution No. PZ 2021-9 Redleaf Filing No. 1, Lot 27 - Variance to reduce the rear yard setback to allow for a covered deck

Location: 13281 Wild Basin Way  
Applicant: Robert and Jocelyn Gebhardt

Chairman Silvers opened the public hearing at 6:25 p.m.

Anna Bertanzetti, Planning Director on behalf of Kayla Tift, Planning Technician, summarized the staff report and asked that the staff report be made part of the record.

The applicants, Bob and Jocelyn Gebhardt, 13281 Wild Basin Way, spoke regarding the request.

No members of the public requested to speak.

Commissioners' comments and questions followed.

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Chairman Silvers closed the public hearing at 6:32 p.m.

Commissioner Mickelsen moved for approval of PZ Resolution No. PZ 2021-9 Redleaf Filing No. 1, Lot 27 - Variance to reduce the rear yard setback to allow for a covered deck with the following findings:

1. There has been no disagreement with the neighbors.
2. The backyard faces open space and there is no safety area.
3. They are using similar materials to the house as justification for the approval.

Commissioner Hart seconded the motion.

Commissioner Hastings moved to add a condition:

4. That there be no permanent vertical screening.

Commissioners Mickelsen and Hart agreed with the added condition.

The resolution passed by a vote of 7 to 0.

Public Hearing - PZ Resolution No. PZ 2021-7 (Unplatted) 7905 W. 120th Avenue - Urban Renewal Site Plan and Use by Special Review Amendment No. 1 Location: 7905 W. 120th Avenue Applicant: 7905 Properties LLC
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Chairman Silvers opened the public hearing at 6:35 p.m.

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

The applicants, Scott and Theresa Riddell, 7905 W. 120th Avenue, spoke regarding the request. Connor Donahue, MAI Shames Macovsky, 1400 Glenarm Place, Suite 110, Denver CO 80202, also spoke.

Members of the public requested to speak: Bev Pneuman, 7997 Emerald Lane, Broomfield, CO

Commissioners' comments and questions followed.

Chairman Silvers closed the public hearing at 7:25 p.m.

Commissioner Silvers moved for approval of PZ Resolution No. PZ 2021-7 (Unplatted) 7905 W. 120th Avenue - Urban Renewal Site Plan and Use by Special Review to remove the current setbacks with the following conditions:

1. That the setback of the blade/handle be reduced to 10 feet on the west side.
2. The buffer next to the resident will remain at 20 feet along the south side.
3. Add vegetation to both areas such as tall grasses and trees to collect air particulates.

Commissioner Franz seconded the motion.

The resolution passed by a vote of 7 to 0.

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**Special Reports -**

None

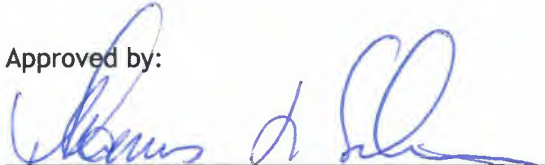
**Adjournment - 7:32 p.m.**

**Approval**

Minutes Prepared by:

  
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Recording Secretary

Approved by:

  
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Chairman