



# BROOMFIELD PLANNING AND ZONING COMMISSION

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## Minutes

April 22, 2019

### Meeting Summary

PZ Resolution No. 2019-14, a resolution recommending approval of Variance application to allow for a 3 foot 4 inch encroachment into the required 20 foot front yard setback for a garage addition located at 1461 Dunsford Way was approved by a vote of 6 to 1.

PZ Resolution No. 2019-20, a resolution recommending approval of the Such Acres, Replat A, a Final Plat with Flag Lot Variance to Replat an Existing 2 Lot Subdivision into a 3 Lot Subdivision 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.

PZ Resolution No. 2019-22, a resolution recommending approval of the Sixth Text Amendment to the North Park PUD Plan and Preliminary Plat was approved by a vote of 6 to 1.

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

Chairman Silvers called the meeting to order at 5:57 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
- Alice Hanson, Senior Planner
- Shelby Jablon, Associate Planner
- Branden Roe, Senior Planner

Chairman Silvers stated there was a quorum present.

### Disposition of Minutes

The minutes of the April 8, 2019 Planning and Zoning Commission meeting stand approved.

### Petitions and Communications

Anna Bertanzetti reported that Chairman Silvers listened to the complete recording from the public hearing discussion of Item 4.a on April 8, 2019 and is therefore able to vote on this item.

Continued Public Hearing from March 25, 2019 - PZ Resolution No. 2019-14 Variance application to allow for a 3 foot 4 inch encroachment into the required 20 foot front yard setback for a garage addition.

Location: 1461 Dunsford Way  
Applicant: Mike Segeth

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

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

The applicant, Mike Segeth of 1461 Dunsford Way, spoke regarding the request and answered questions from the Commissioners.

The following members of the public requested to speak:

- Dean Boyd at 1258 Clubhouse Dr.;
- Chanson Segeth at 1461 Dunsford Way; and
- Theresa Hart at 1455 Dunsford Way

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:36 p.m.

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

Commissioner Hastings moved for approval of PZ Resolution No. 2019-17, a resolution recommending approval of a variance application to allow for a 3 foot 4 inch encroachment into the required 20 foot front yard setback for a garage addition located at 1461 Dunsford Way based on the following findings:

- The HOA has approved the requested project; and
- The encroachment will not have any greater adverse impact on the neighborhood than the 20' the setback already allows.

Commissioner Franz seconded the motion.

The resolution passed by a vote of 6 to 1 with Commissioner Lind voting against.

Public Hearing - PZ Resolution No. 2019-20 Such Acres, Replat A, a Final Plat with Flag Lot Variance to Replat an Existing 2 Lot Subdivision into a 3 Lot Subdivision

Location: 14775 and 14841 Federal Boulevard  
Applicant: Dwight and Julia Such

Chairman Silvers opened the public hearing at 6:39 p.m.

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

Planning and Zoning Commission Minutes  
April 22, 2019

The applicant, Dwight Such of 14841 Federal Boulevard, spoke regarding the request and answered questions from the Commissioners.

Public comment was requested. The following members of the public spoke:

- Scott Dunn of 14792 Irving St.
- Luana Fletcher of 14843 Federal Blvd.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 6:52 p.m.

PZ Resolution No. 2019-20 was read by title.

Commissioner Hart moved for approval of Resolution No. PZ-2019-20, a resolution recommending approval of the Such Acres, Replat A, a Final Plat with Flag Lot Variance to Replat an Existing 2 Lot Subdivision into a 3 Lot Subdivision.

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. 2019-21 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)

Location: 615 Alter Street  
Applicant: Village Square of Broomfield LLC

Chairman Silvers opened the public hearing at 6:55 p.m.

Alice Hanson, Senior Planner, summarized the staff report and asked that the staff report be made part of the record.

The applicant's representatives, Jeanne Schaffer - Planning Consultant, spoke regarding the request and answered questions from the Commissioners.

The following member of the public requested to speak:

- April Brady the Community Manager of Village Square Apartments

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 7:04 p.m.

PZ Resolution No. 2019-21 was read by title.

Planning and Zoning Commission Minutes  
April 22, 2019

Commissioner Hastings moved for approval of Resolution No. PZ-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).

Commissioner Franz seconded the motion.

There was no further discussion following the motion.

The resolution passed by a vote of 7 to 0.

**Public Hearing - PZ Resolution No. 2019-22 Sixth Text Amendment to the North Park PUD Plan and Preliminary Plat**

Location: South of State Highway 7 and West of Interstate 25  
Applicant: McWhinney

Chairman Silvers opened the public hearing at 7:06 p.m.

Anna Bertanzetti, Planning Director, summarized the staff report and asked that the staff report be made part of the record.

The applicant's representatives, Kim Perry of McWhinney and Aaron Hilst and Anais Mares with Arthouse Design, spoke regarding the request and answered questions from the Commissioners.

Public comment was requested. No members of the public requested to speak.

Commissioner's comments and questions followed.

Chairman Silvers closed the public hearing at 7:35 p.m.

PZ Resolution No. 2019-22 was read by title.

Commissioner Hastings moved for approval of Resolution No. PZ-2019-22, a resolution recommending approval of the Sixth Text Amendment to the North Park PUD Plan and Preliminary Plat with the following condition:

1. The applicant work with staff to clarify the 10 acre temporary signage language.

Commissioner seconded the motion.

There was no further discussion following the motion.

The resolution passed by a vote of 6 to 1 with Chairman Silvers voting against.

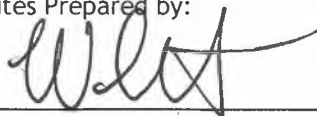
**Special Reports - None**

Planning and Zoning Commission Minutes  
April 22, 2019

**Adjournment - 7:37 p.m.**

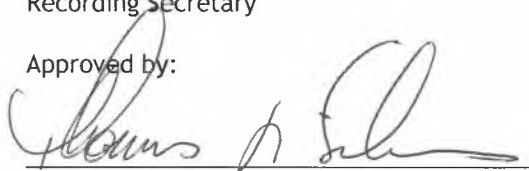
**Approval**

Minutes Prepared by:



Recording Secretary

Approved by:



Chairman