



PLANNING COMMISSION MEETING MINUTES

Regular Meeting

March 19th, 2024

Town Hall, 124 E. Coal Creek Drive

6:00 p.m.

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Commissioner Amanda Vaughan
Commissioner Michael Barnes
Commissioner Ryan Mojo
Commissioner Steve Witte
Commissioner Michael J Gordon
Commissioner David Gross

Absent: Vice Chair Lonny Rose

Others Present: Parks, Recreation and Open Space Director, Leslie Clark
Planning and Building Director, Lisa Ritchie
Planner III, Renae Stavros
Planning and Permit Technician, Alex Haeffling
Interim Town Attorney, Nick Hartman

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

There was no public comment presented.

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. February 20th, 2024 Meeting Minutes

MOTION: Commissioner Amanda Vaughan moved to approve February 20th, 2024 Meeting Minutes, Seconded by Commissioner Michael Barnes

VOTE: Motion carried 7 – 0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan C. Mojo, Commissioner Michael J Gordon, Commissioner Steve Witte, Commissioner David Gross

NOES: None

4. PUBLIC HEARING TO REVIEW AND COMMENT ON REZONING OF 216 S. 3RD AVE AND TWO ADJACENT TOWN-OWNED TRACTS TO THE NORTH IN ORIGINAL TOWN FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE AND NATURAL USES

No public comment

No discussion

MOTION: Chair David Harper moved to approve rezoning of 216 S. 3rd Ave and two adjacent town-owned tracts to the north in original town from low density residential to open space and natural uses, Seconded by Commissioner Michael Gordon

VOTE: Motion carried 7 – 0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan C. Mojo, Commissioner Michael J Gordon, Commissioner Steve Witte, Commissioner David Gross

NOES: None

5. PUBLIC HEARING TO REVIEW AND COMMENT ON THE SECOND AMENDMENT TO THE PLANNED DEVELOPMENT OF DISCOVERY OFFICE PARK FOR LOT 21, BLOCK 1 DISCOVERY OFFICE PARK/SUPERIOR TOWN CENTER REPLAT 3

Presentation by Staff followed by Applicant Presentation

Public Comment

Commissioners heard from 3 residents, one in-person and two via Zoom

Discussion

No objections to proposed maximum building elevation of 5540.5

No objections to proposed setbacks

No objections to reduce first floor height range, from 14'-18' to 12-16'

No objections to green roofs not required

No objections to proposed flat roof, although recommended to reduce reflections coming from roof

No objections to proposed use of Mechanical Ventilation for parking garage, although recommended to reduce noise coming from mechanical ventilation

Some objections to open space not required, recommended to have more common/outdoor space in proposed plans

No objections to reducing minimum square footage for units

Some objections to parking ratio, recommended to have more bike parking and other mobility options available

MOTION: Commissioner Steve Witte moved to approve the Second Amendment to the Planned Development of Discovery Office Park for lot 21, block 1 Discovery Office Park/Superior Town Center Replat 3 with the following recommendations:

- A. Prior to executing and recording final mylars, Applicant shall make minor technical and redline corrections to plans as identified by Town staff;
- B. Applicant shall submit the final PD plan prior to executing and recording final mylars;
- C. Applicant shall reduce reflectivity of the roof to the extent possible;
- D. Applicant shall reduce the noise stemming from the mechanical ventilation of the parking area to the extent possible;
- E. Applicant shall add additional, meaningful outdoor space to the extent possible; and
- F. Additionally, the Planning Commission recommends the Applicant add .5 bike parking spaces per unit to accommodate for the decrease in parking

VOTE: Motion carried 7 – 0

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan C. Mojo, Commissioner Michael J Gordon, Commissioner Steve Witte, Commissioner David Gross

NOES: None

6. STAFF ANNOUNCEMENTS/MISCELLANEOUS

Bigsby's Folly FDP Amendment

- April 9 for Planning Commission

RTD – Administrative FDP approved

Awarded the DOLA grant for Comprehensive Plan

Staff continues to meet with the State on Land Use bills

Check out ShapeSuperior.com for updates on the Housing Plan to comment on draft Strategies

7. ADJOURNMENT

Chair David Harper adjourned meeting at 8:36PM