



Planning Commission
Regular Meeting Agenda
Tuesday, July 7, 2026
6:00 PM
Town Hall Council Chambers
124 E. Coal Creek Drive

This meeting will be held in person and online. Members of the public may participate in the meeting in person, [via Zoom](#), or view it on YouTube (closed captioning is available). The recording of the meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Call to Order
2. Preliminary Matters
 - a. Roll Call
 - b. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
3. Approval of Minutes of Planning Commission
 - a. 06/02/2026 Minutes
 - b. 06/16/2026 Minutes
4. Public Hearing
 - a. Code Amendment Outdoor Lighting
5. Updates
6. Adjournment



PLANNING COMMISSION MEETING MINUTES

June 2nd, 2026
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.

Call to Order

Chair David Harper called to order the meeting of the Planning Commission.

Preliminary Matters

a. Roll Call

Present: Chair David Harper
Vice Chair Ryan Mojo
Commissioner Steve Witte
Commissioner David Gross
Commissioner Michael Barnes
Commissioner Anne Shanahan
Commissioner Amanda Vaughan
Commissioner Michael Gordon
Commissioner Ryan Welch

Absent: None

Others Present: Planner II Geoffrey Weathers
Town Attorney Bria May

- b. Public comment on Consent Agenda, Presentations, and Non-Agenda Items.
Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)

None

Approval of Minutes of Planning Commission

- a. 05/19/2026 Minutes

Motion: David Gross moved to Approve, seconded by Amanda Vaughan.

Vote: PASSED. 7 – 0 – 2, Absent – 0

Public Hearing

a. Wiehe Property 76 St Annexation & Zoning

Planner II Geoffrey Weathers presents on the Wiehe Property/76th Street Annexation and Zoning, Planning Commission discuss and Town Staff answer questions

Applicant Carmel Partners present on the Wiehe Property/76th Street Annexation and Zoning, Planning Commission discuss and Applicant answers questions

Public Comment:

- Donelle Slater, resident of Boulder County/Marshall Road, comments on the Annexation and Zoning, the relation to the 2025 Comprehensive Plan, and the current site conditions
- Burton Lee, resident of Superior, comments on the Annexation and Zoning and the current site conditions
- Robert Ludke, resident of Coal Creek Crossing, comments on the Annexation and Zoning, the current neighborhood conditions, and evacuation concerns
- William Simmons, resident of Superior, comments on the Annexation and Zoning and the current neighborhood conditions
- Marina Rudolph, resident of Coal Creek Crossing, comments on the Annexation and Zoning and the current neighborhood conditions
- Roberto Camacho Barranco, resident of Sagamore, comments on the Annexation and Zoning and evacuation concerns in Sagamore
- Elliot Fladen, resident of Superior, comments on the Annexation and Zoning, the relation to the 2025 Comprehensive Plan, the Town's budget, the surrounding businesses, the current site conditions, and evacuation concerns
- Jay Slater, resident of Boulder County/Marshall Road, comments on the Annexation and Zoning, the relation to the 2025 Comprehensive Plan, and the current site conditions
- Diana Leiker, resident of Sagamore, comments on the Annexation and Zoning, the relation to the 2025 Comprehensive Plan, and evacuation concerns
- James Patek, Brixmor Property Group, comments on the Annexation and Zoning

- Jean Gass, resident of Coal Creek Crossing, comments on the Annexation and Zoning, the current site conditions, and the current neighborhood conditions
- Elizabeth Thompson, resident of Sagamore, comments on the Annexation and Zoning and the current neighborhood conditions

Applicant Carmel Partners respond to Public Comments

Planning Commission discuss the Annexation and Zoning

Motion: Steve Witte moved to recommend approval of an application concerning the Annexation of certain property located at 7494 Marshall Road more particularly described herein, and setting forth findings of fact and conclusions based thereon as required by C.R.S. § 31-12-110, seconded by Anne Shanahan.

Vote: PASSED. 8 – 1, Absent 0

Motion: Steve Witte moved to recommend approval of a Planned Development Zone District Plan for the 76th St Development on certain property located at 7494 Marshall Road in Case # PD/ZDP-2026-01, seconded by Amanda Vaughan.

Vote: FAILED. 2 – 7, Absent 0

Updates

- Events and Volunteers Manager Mikaela Gregg will present on the Superior Committee Handbook on the June 19th, 2026 Planning Commission Public Hearing
- Development group for the Zaharias Property is tentatively scheduling for a July Planning Commission Public Hearing

ADJOURNMENT

Chair David Harper adjourned the meeting of the Planning Commission.



Planning Commission

Meeting Minutes

June 16, 2026

Town Hall Council Chambers

124 E. Coal Creek Drive

6:00 PM

Call to Order

Chair David Harper called to order the meeting of the Planning Commission.

Preliminary Matters

a. Roll Call

Present:

Chair David Harper

Vice Chair Ryan Mojo

Commissioner Michael Barnes

Commissioner Anne Shanahan

Commissioner Amanda Vaughan

Commissioner Ryan Welch

Absent:

Commissioners Steve Witte

Commissioners David Gross

Commissioners Michael Gordon

Others Present:

Planner II Geoffrey Weathers

Town Attorney Bria May

Events and Volunteers Manager Mikaela Gregg

b. Public comment on Consent Agenda, Presentations, and Non-Agenda Items.

Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)

None

Approval of Minutes of Planning Commission

- a. 06/02/2026 Minutes

Postponed until next Planning Commission Public Hearing

Regular Agenda

- a. Advisory Committee Guidebook Review

Events and Volunteers Manager Mikaela Gregg gives a presentation on the Advisory Committee Guidebook

- b. Planning Commission Training Refresher

Town Attorney Bria May gives a presentation/refresher on how to conduct good meetings and make good decisions during Planning Commission Public Hearings

Updates

- Planning and Building Director Renae Stavros has accepted a new position and the Town of Superior is hiring a Planning and Building Director
- The Application for the Zaharias Property is going through changes and may not yet be heard during July 2026
- Update to Lighting Code coming to future Planning Commission Public Hearing
- Guardian Storage FDP coming to future Planning Commission Public Hearing

Adjournment

Chair David Harper adjourned the meeting of the Planning Commission.



Item Number:4.a.

Information for Meeting of the Superior Planning Commission

Agenda Item Name: Code Amendment Outdoor Lighting
Meeting Date: July 7, 2026
Presented By: Geoffrey Weathers, Planner II
Presented For: Action

Background:

On February 17, 2026, the Planning Commission considered, and recommended adoption of, changes to the Town's Outdoor Lighting Code. The following Monday, Town Council voted to adopt this Code amendment.

The stated purpose of this amendment is to prevent the trespass of artificial light in the Town in ways that constitute a hazard to public safety or interfere with the quiet enjoyment of private property, preserve the visual quality of the night sky, curtail light pollution, reduce skyglow, and promote energy conservation in the Town. Part of the amendment defined nighttime hours as between 9:00 p.m. and sunrise or 8:00 a.m., whichever comes earlier. The Code requires that non-essential lighting be extinguished during these nighttime hours.

Subsequent to the amendment's adoption, it became clear that this definition generally prohibits the nighttime enjoyment of outdoor areas during summer months when the sun sets closer to 9:00 p.m. because it does not allow these areas to be illuminated with non-essential lighting. To allow residents enjoyment of summer nights, this amendment proposes to redefine nighttime hours as 10:00 p.m. and sunrise or 8:00 a.m., whichever comes earlier.

Recommendation:

The Planning Commission may recommend the proposed Ordinance amending Section 16-20-30(b) of the Superior Municipal Code regarding outdoor lighting requirements for approval, or recommend approval with revisions, or not recommend it for approval to the Town Council.

Budget Implications:

None

Motion:

None

Attachments:

1. Outdoor Lighting Amend-R061726

**Town of Superior
Planning Commission
Resolution Number PC-07
Series 2026**

**A Resolution of the Planning Commission of the Town of Superior
Recommending Approval of Amendments to Section 16-20-30(b) of
the Superior Municipal Code Regarding Outdoor Lighting
Requirements**

Whereas, the Town desires to amend the beginning of "nighttime hours" under its outdoor lighting requirements from 9:00 p.m. to 10:00 p.m.; and

Whereas, on July 7, 2026, the Planning Commission considered the changes to the Superior Municipal Code contained herein.

Now, therefore, be it resolved by the Planning Commission of the Town of Superior, Colorado, as follows:

Section 1. The Planning Commission hereby recommends that the Town Council approve the amendments to Section 16-20-30(b) of the Superior Municipal Code as shown in Exhibit A.

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

_____ "yes" votes

_____ "no" votes

Adopted this 7th day of July, 2026.

David Harper, Chair

Attest:

Shannon Dujardin, Town Clerk

Exhibit A

Section 1. Section 16-20-30(b) of the Superior Municipal Code is amended as follows:

Sec. 16-20-30. - Outdoor lighting requirements.

* * *

(b) *Definitions.* For purposes of this Section, the following terms shall have the following meanings:

* * *

Nighttime hours means the time between ~~9:00 p.m.~~ 10:00 p.m. and sunrise or 8:00 a.m., whichever comes earlier. For businesses and events with operating hours later than ~~9:00 p.m.~~ 10:00 p.m., nighttime hours will begin thirty (30) minutes after closing.

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