



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
January 20th, 2026
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 Michael Gordon
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan

Absent: Commissioner Steve Witte

Others Present: Renae Stavros, Planning and Building Director
Bria May, Town Attorney's Office
Nora Bland, Cushing Terrell

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

Jay Slater, neighbor on Marshall Road, comments on 76th Street Opportunity Area

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. December 16th, 2025 MEETING MINUTES

MOTION: Commissioner Ryan Mojo moved to approve December 16th, 2025 Meeting Minutes, Seconded by Commissioner Anne Shanahan

VOTE: Motion carried 5-0-2

AYES: Chair David Harper, Commissioner Amanda Vaughan, Commissioner Michael Barnes, Commissioner Ryan Mojo, Commissioner Anne Shanahan

NOES: None

ABSTAIN: Commissioner Michael Gordon, Commissioner David Gross

4. COMPREHENSIVE PLAN UPDATE PRESENTATION

- a. Nora Bland of Cushing Terrell provides an update of the draft Comprehensive Plan and the next steps moving forward. Commission provides feedback.
 - i. In the Executive Summary, under the Opportunity Areas section, add all seven Opportunity Areas and provide links to their respective pages, and link the numbers in the FLUM to the Opportunity Areas
 - ii. In all of the Opportunity Area pages, there is a written section called Opportunities, and it should include No Development and/or Open Space, if it is listed in the Land Use recommendations under the Built Form page(s)
 - iii. In the Executive Summary, consider using a similar style to that used in the presentation slides from the PC Meeting on January 20th, 2026
 1. Ties into Comment iv 1., include a 'what it is/what it's not' section, referring to what this Comp Plan is/is not doing
 - iv. In the Introduction, work on the 'readability' of the narrative and themes from engagement, similar to Louisville's Comp Plan
 1. Themes of engagement could read similar to the "10 Big Things to Get Right" in Louisville's plan, additionally a "Community Profile" explaining who/what we are right now
 - v. In the Town Utilities & Infrastructure section, the school enrollment declining number/statement is an understatement, it's been on the decline for a decade
 1. A note about school age population declining is worth including, along with some numbers/data per school area
 2. An additional note about housing for school age children/young families and affordability

- vi. Include language, maybe in Housing section, about how Superior lacks starter homes, both rentals and for-sale
- vii. Add a Glossary with definitions and add Comment Boards to the Appendix
- viii. Explore adding projections for population, housing, etc. and link to Existing Conditions

5. VOTE FOR CHAIR AND VICE CHAIR

- a. Postponed to February

6. PLANNING AND BUILDING UPDATES

- a. Final Comprehensive Plan going to Planning Commission for recommendation.
- b. Code amendments for Chapter 16 going to Planning Commission for recommendation.

7. ADJOURNMENT

Chair David Harper adjourned meeting at 7:48PM