



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
September 26, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Vice-Chairperson McConnell. Present were Commissioners Tracy Colling, Chennou Xiong, David Carpenter, David Tomecek, and Elisa Torrez. Excused from attendance were Chairperson Boschert and Commissioners Rick Mayo and Laurence Dunn. Also present: Staff members, Deputy City Clerk Kate Behan, Senior Planner Stephanie Ashmann, and Deputy City Attorney Greg Graham. With the roll called, Vice-Chairperson McConnell stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from September 12, 2023.

Commissioner Tomecek made a motion to accept the minutes from the September 12, 2023, Planning Commission meeting. Commissioner Colling seconded the motion. The minutes were unanimously accepted (6-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation for the Ninth Amended Preliminary Development Plan for the Mission Commons/Silo Commercial Subdivision, Second Replat Lot 6A

Vice-Chairperson McConnell opened the public hearing at 7:02 pm.

Stephanie Ashmann, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on September 14, 2023. Ms. Ashmann narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the Ninth Amended Preliminary Development Plan for the Mission Commons/Silo Commercial Subdivision, Second Replat Lot 6A.

The applicant, Sam Brown from Brown & Associates, gave a presentation.

Commissioner Carpenter asked for confirmation from staff and the applicant as to the location of the pickleball courts. Ms. Ashmann responded that through the ODP process is when the location is narrowed down. Mr. Brown has taken staff recommendation and staff will support locations of the courts to not impact the residential units. Any additional or future courts can also be determined during the ODP process.

Commissioner Carpenter asked about the lots on the vicinity map, which include more than just Lot 6A and the reasoning as to why the map was drafted that way. Ms. Ashmann stated that the PDP amendment, under the legal descriptions, specifically only addresses Lot 6A. The out-lots make the map a little confusing.

Commissioner Carpenter asked how the pickleballs are going to be stopped from going out into traffic on Wadsworth Boulevard. Mr. Brown stated that the distance from the court to the

street is approximately 50 feet and there are 6-foot-high fences which would stop the ball from reaching the street and traffic.

Commissioner Carpenter stated that the indoor pickleball court in the area has a bar. Will the outdoor location also have a bar? Mr. Brown responded that they intend to include a shaded patio where they could serve alcohol.

Commissioner Colling asked how many pickleball courts will be included. Mr. Brown responded that there will be three courts.

Commissioner Colling asked about parking requirements. Ms. Ashmann responded that this area is over-parked so even with taking away the existing parking, there will be plenty of spaces left to park. Commissioner Colling stated that she is pleased with the ability for the community to have access to pickleball courts.

Deputy City Clerk Kate Behan confirmed that there were no voicemails or emails received.

There were no individuals that signed up to speak.

Vice-Chairperson McConnell closed the public hearing at 7:23 pm.

Commissioner Carpenter made a motion recommending that City Council approve the Preliminary Development Plan amendment for the Mission Commons/Silo Commercial subdivision. The recommendation of approval is based on the finding that the Preliminary Development Plan amendment is generally supported by the criteria set forth in Section 11-5-14 of the Westminster Municipal Code.

Commissioner Tomecek seconded the motion.

The motion passed (6-0)

4. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

THE WESTMINSTER PLANNING COMMISSION



Joe McConnell, Vice-Chairperson

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc