



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
April 25, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chair Jim Boschert. Present were Vice-Chair Joe McConnell, Commissioners Lawrence Dunn, David Carpenter, David Tomecek, Chennou Xiong, and Tracy Colling. Excused from attendance was Commissioner Rick Mayo. Not excused from attendance was Commissioner Elisa Torrez. Also present: Staff members Interim Planning Manager John McConnell, Development Services Coordinator David German, Deputy City Attorney Greg Graham, and City Clerk Abby Fitch. With the roll called, Chair Boschert stated that a quorum was present

CONSIDERATION OF MINUTES

Meeting Minutes from February 28, 2023.

Commissioner Dunn made a motion to accept the minutes from the February 28, 2023, Planning Commission meeting. Commissioner Carpenter seconded the motion. The minutes were unanimously accepted (7-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Approval of an Amended PDP and Amended ODP for West 81st Place and Sheridan Subdivision, 8160 North Sheridan Boulevard to be known as Elite Motors

David German, Development Services Coordinator, entered into the record the agenda memorandum, attachments, and public notice affidavit of publication from the *Westminster Window* on April 13, 2023. Mr. German narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that the Planning Commission recommend City Council approve the amended Preliminary Development Plan and amended Official Development Plan for West 81st Place and Sheridan Planned Unit Development. **This recommendation is based on a finding that the amended PDP and amended ODP are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.**

The applicant, Derek Price from D4 Architecture narrated a PowerPoint presentation. The owner of Elite Motors, Avak Shabanyan, was also present.

Commissioner Carpenter asked about the design of the project as it pertains to the location of the new ADA ramp in connection to the sidewalk and the alignment to the building. Mr. Shabanyan stated that the existing sidewalk along Sheridan Boulevard will have an extension with a ramp going to the main entrance. Mr. Price explained that there will be ADA accessibility and the handicap accessible parking spot will be located next to the ramp.

Mr. German stated that the City Traffic Engineer, Heath Klein, reviewed this plan and created a level of connectivity with the existing site by having the applicant add the ramp improvement to the site.

Chairperson Boschert stated that there was a comment from a resident nearby stating that it would be unfortunate if test drives were done on 81st Place and Wolff Street. Mr. Shabanyan

responded that all test drives would be done on Sheridan Boulevard and customers would be instructed to take that route to stay off the smaller streets.

Commissioner Tomecek inquired about security. Mr. Shabanyan responded that there would be 4K security cameras and lighting which would help deter criminal activity.

Vice-Chair McConnell inquired about the minor changes to the Amended ODP regarding use of auto sales. Mr. German responded the primary change at the PDP level would add the land use to make it officially allowable. The physical site changes for the project would include adding the striping of the parking lot, improved landscaping, improved dumpster storage enclosure, new lighting, and similar lot improvements. The fire department confirmed that the site is accessible with the layout of the proposed use.

Commissioner Tomecek inquired whether previously acceptable land uses for the site included repair garages. Mr. German did confirm that this site used to be Service/Commercial, which would have allowed for repair garages. The lot was last used as a gas station, and as far as traffic impact and traffic generation, this new use will most likely be a lesser use of the site which should provide a safer environment. Mr. Shabanyan stated that most customers are entering the lot to look at vehicles that they are interested in, and that there would not be any repair work done on the site. Mr. German did confirm that the ODP prohibits onsite repairs.

Chairperson Boschert opened the public hearing at 7:26 pm.

Two public comments received by email were read aloud. One was not in favor of this car dealership due to the size of the lot and the other was concerned about traffic and pedestrian conflicts.

Chairperson Boschert closed the public hearing at 7:28 pm.

Commissioner Colling made a motion recommending that the Planning Commission recommend City Council approve the amended Preliminary Development Plan and amended Official Development Plan for West 81st Place and Sheridan Planned Unit Development. This recommendation is based on a finding that the amended Preliminary Development Plan and amended Official Development Plan are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code.

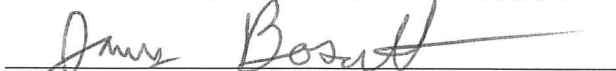
Commissioner Tomecek seconded the motion.

The motion passed unanimously (7-0).

4. ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

THE WESTMINSTER PLANNING COMMISSION



Jim Boschert, Chair

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