



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Minutes - Final Planning Board

Monday, November 10, 2014

7:00 PM

Council Chamber

Regular Meeting

1. Roll Call

- Present** 7 - Board Member Elrod, Board Member Bolt, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki, and Board Member Samuelson
- Absent** 2 - Board Member Duzan, and Board Member Schroeder

Also present Glen Van Nimwegen, Community Development Director; Kristin Schledorn, Assistant Deputy City Attorney; Jan Dickinson, Planning Manager; Andrea Mimnaugh, Senior Planner; and Anne Buelt, Administrative Coordinator

2. Approval of Agenda

Chair Elrod requested a change be made to the order of the Agenda. She requested that the resolution recommending approval of the amended General Planned Development Plan for Safeway Oakbrook Shopping Center be moved to be the first item on the Agenda. Board members did not object.

3. Minutes to be Approved

ID# 14-324 October 27 Planning Board Meeting Minutes

Attachments: [PB14-1027 DRAFT MINUTES for Legistar](#)

A motion was made by Board member Samuelson, seconded by Board member Graham, that the item be approved. The motion carried by the following vote:

- Aye:** 6 - Board Member Elrod, Board Member Graham, Board Member Moore, Board Member Myles, Board Member Rudnicki and Board Member Samuelson
- Absent:** 2 - Board Member Duzan and Board Member Schroeder
- Abstain:** 1 - Board Member Bolt

4. Scheduled/Unscheduled Appearances

Paul Bingham, 236 W. Delaware Circle

John Watson, 4500 W. Hinsdale Avenue

Pam Chadbourne, Nevada and Crestline

Carol Brzeczek, 4th District

5. Public Hearing

**PB Reso
20-2014** Resolution recommending approval of the amended General Planned Development Plan for Safeway Oakbrook Shopping Center

Attachments: [Height of Structure Exhibit](#)
[Planning Board Resolution 20-2014](#)
[Vicinity Map](#)
[Letter of Intent](#)
[Real Estate Broker Statement on Commercial Viability of the Site](#)
[Safeway Oakbrook Amended General Development Plan](#)
[Site Section Exhibit-A](#)
[Letter from Eric S. McGlone, Oakbrook resident](#)

Andrea Mimnaugh did the presentation for the Safeway Oakbrook Planned Development Plan.

After Ms. Mimnaugh's presentation, Chair Elrod opened the floor to Board members' questions.

Jan Dickinson, Planning Manager, explained the code requirements of a PD-C.

George Swintz, Owner's Representative, did the presentation for the applicant. He introduced two additional members of his team, Steve Elken, operator of the project and Keven Karis, architect from LLC.

After Mr. Swintz' presentation, he answered questions that the Board members had.

Chair Elrod opened up the public hearing at 8:19 p.m.

Eric S. McGlone informed the Board members that he and three other members of the public had "ceded" their time and delegated David Clinger to speak on their behalf. Chair Elrod stated that she had been informed of this request and that Mr. Clinger was permitted to speak for fifteen (15) minutes. Mr. Clinger made a presentation regarding the height of the proposed structure and its impact on views; and the legality of amending the PD.

The following members of the public were not in favor of the project:

*David Clinger, 21759 Cabrini Blvd., Golden, CO 80401
Brent Millspaugh, 7638 S. Pennsylvania Dr.
Alan Tuchfield, 527 E. Phillips Dr. N.
Kathy Kennedy Tuchfield, 527 E. Phillips Dr. N.
James Petersen, 507 E. Phillips Dr. N.
Jennifer Petersen, 507 E. Phillips Dr. N.
Mary McGlone, 517 E. Phillips Dr. N.*

The following members of the public were in favor of the project:

Paul Dietsch, 2285 S. 67th St., Ste. 250, Omaha, NE 68106 - on behalf of Oakbrook Shopping Centers

Stephen F. Elken, 1873 S. Bellaire St., #1105, Denver, CO 80222

Tom Castle, 2761 Kendrick St., Golden, CO 80401

The Public Hearing closed at 9:01 p.m.

The applicant, George Swintz, 1810 Highland Drive, Breckenridge, CO was given the opportunity to respond to the public testimony at 9:02 p.m.

The Board members addressed some final questions to the applicant, Mr. Swintz.

A motion was made by Chair Elrod and seconded by Board member Graham recommending approval of 20-2014 which forwards recommendation of approval to city council.

Board Member Samuelson proposed an amendment to reduce the height limit to 36 feet and was seconded by Board Member Myles. The motion was amended by the following votes:

Aye: 6 - Board Member Elrod, Board Member Bolt, Board Member Moore, Board Member Myles, Board Member Rudnicki and Board Member Samuelson

Nay: 1 - Board Member Graham

Absent: 2 - Board Member Duzan and Board Member Schroeder

Chair Elrod called the question on the original motion for approval as amended by the following votes:

Aye: 6 - Board Member Elrod, Board Member Bolt, Board Member Graham, Board Member Myles, Board Member Rudnicki and Board Member Samuelson

Nay: 1 - Board Member Moore

Absent: 2 - Board Member Duzan and Board Member Schroeder

The motion passed.

Chair Elrod issued a five minute break at 9:35 p.m. The meeting resumed at 9:40 p.m.

PB Reso 18-2014 Approval of a resolution regarding findings related to the North Broadway Urban Renewal Plan and its conformance with the City of Littleton Comprehensive Plan

Attachments: [PB Resolution North Broadway URP](#)
[Broadway Urban Renewal Plan 10.20.2014](#)
[10.30.14 North Broadway URA County Impact Report](#)

PB Reso 19-2014 Approval of a resolution regarding findings related to the Littleton Boulevard Urban Renewal Plan and its conformance with the City of Littleton Comprehensive Plan.

Attachments: [PB Resolution Littleton Blvd URP](#)
[10.20.2014 Littleton Boulevard Urban Renewal Plan with Legal](#)
[10.30.14 Littleton Boulevard URA County Impact Report](#)

Mr. Van Nimwegen stated that he believed that it was the Board's intent to discuss both urban renewal areas and hear public testimony on both urban renewal areas but the Board would take separate action on each urban renewal area plans.

Chair Elrod reiterated that Anne Rickert would do the presentation on both urban renewal areas and then it would be opened up to public comment for both of the urban renewal plans.

Prior to the Urban Renewal Presentation resuming, at 9:38 p.m., Board member Myles recused himself from the meeting due to a conflict of interest on this subject matter.

Mr. Van Nimwegen provided some background information on the LIFT Board, Planning Board and City Council's role on both of these Urban Renewal Plans. He concluded with the statement that both Urban Renewal Plans are consistent with the Comprehensive Plan.

Anne Rickert presented the information on both Urban Renewal Plans, North Broadway and Littleton Boulevard to the Planning Board members.

The Assistant Deputy City Attorney informed the Chair that a motion would need to be made to extend the meeting time per City Council's Legislative Rules.

A motion was made by Board member Bolt to continue final action after public comment. This motion was seconded by Board member Samuelson. The motion passed by the following vote:

Aye: 6 - Board Member Elrod, Board Member Bolt, Board Member Graham, Board Member Moore, Board Member Rudnicki and Board Member Samuelson

Absent: 2 - Board Member Duzan and Board Member Schroeder

Recused: 1 - Board Member Myles

Chair Elrod opened up the floor to public comment at 10:01 p.m.

The following members of the public addressed the Board and were not in favor of either of the plans:

Ray Flesher, 6281 S. Cedar St.
 Betty Harris, 6281 S. Cedar St.
 Jeanie Erickson, 5567 S. King St.
 Doug Clarke, 2454 Houstoun Waring
 Paul Bingham, 236 W. Delaware Circle
 Pam Chadbourne, 5402 S. Nevada St.
 Carol Brzeczek, 4th District

The following member of the public addressed the Board and did not make a decisive statement whether he was in support of or not in support of either Urban Renewal Plan:
 Dan Flynn, 6089 S. Broadway

The following member of the public did not wish to speak and was not in favor of the North Broadway Urban Renewal Plan:
 Kathy Burns, 538 E. Phillips Dr. N.

Ms. Rickert responded to several of the public comments at 10:36 p.m.

The Public Hearing was closed at 10:51 p.m. for both the North Broadway and Littleton Boulevard Urban Renewal Plans.

Chair Elrod stated that at the next public meeting scheduled for Monday, November 24 the Board would meet to deliberate both matters.

A motion was made by Board member Graham; seconded by Board member Moore to table the discussion on both the Littleton Boulevard and North Broadway Urban Renewal Plans. to the November 24, 2014 Planning Board meeting. The motion passed by the following vote:

Aye: 6 - Board Member Elrod, Board Member Bolt, Board Member Graham, Board Member Moore, Board Member Rudnicki and Board Member Samuelson

Absent: 2 - Board Member Duzan and Board Member Schroeder

Recused: 1 - Board Member Myles

6. General Business

7. Comments/Reports

- a. Staff
- b. Members
- c. Chair

8. Adjourn

Chair Elrod adjourned the meeting at 10:52 p.m.

I hereby certify that I have reviewed the video recording for the regular meeting of the Littleton Planning Board, for November 10, 2014. The video recording is a full, complete,

and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.

Anne E. Buelt, Administrative Coordinator