



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
September 13, 2022

1. ROLL CALL

The regular meeting was called to order at 7:00 pm by Chair Jim Boschert. Present were Vice-Chair Joe McConnell, Commissioners Chennou Xiong, Lawrence Dunn, and David Tomecek. Excused from attendance were Commissioners Tracy Colling, Rick Mayo, David Carpenter and Elisa Torrez. Also present: Staff members John McConnell, Interim Planning Manager, Nathan Lawrence, Senior Planner, Heath Klein, Transportation Engineer, Alex Gan, Engineer and Jennifer Baden, Associate Planner. With the roll called, Chair Boschert stated that the alternate would be voting.

CONSIDERATION OF MINUTES

Meeting Minutes from August 23, 2022.

Commissioner Dunn made a motion to accept the minutes from the August 23, 2022 Planning Commission meeting. Vice-Chair McConnell seconded the motion. The minutes were unanimously accepted (5-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) a. Public Hearing and Consideration of a Rezoning, Preliminary Development Plan, and Official Development Plan for the Harris Park Subdivision, Block 19 Located at 4001 West 76th Avenue

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, and public notice affidavit of publication from the *Westminster Window* on September 1, 2022. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve a rezoning to Planned Unit Development for 4001 West 76th Avenue.
- c. Recommend that City Council approve the Preliminary Development Plan for Harris Park Subdivision, Block 19, located at 4001 West 76th Avenue.
- d. Recommend that City Council approve the Official Development Plan for Harris Park Subdivision, Block 19, located at 4001 West 76th Avenue.

The applicant team, represented by Bobby Lamsal and Lacchu Rana with the Nepalese Cultural Center Colorado, was present and narrated a PowerPoint presentation.

Chair Boschert opened the floor for discussion and questions from the Commissioners to the Staff.

Vice-Chair McConnell asked staff to confirm the height of the wall. Mr. Lawrence stated it will be 4-6 feet and has been documented in both the Preliminary Development Plan and Official Development Plan.

Commissioner Tomecek asked staff why the church vacated, was it due to a failure of the sewer system and was that storm or sanitary? Mr. Lawrence stated that he believes it was sanitary and

was on the private property side, not on the city infrastructure. The owners are aware of that the condition.

Chair Boschert opened the public hearing at 7:48 pm.

Testimony heard was in support of the project citing the need for community members to share and learn other cultures. Testimony was also heard in favor of the building becoming occupied with something that will benefit the community. Preferences for low-water landscaping and a community garden were voiced

Testimony heard was not in favor of the zoning request change citing concerns over the exceptions the applicant is requesting.

Chair Boschert closed the public hearing at 8:08 pm.

Chair Boschert asked for staff and applicant rebuttal.

There was no staff or applicant rebuttal.

Vice-Chair McConnell motioned that the Planning Commission recommend City Council approve the Rezoning, Preliminary Development Plan, and Official Development Plan for a portion of Harris Park Subdivision, Block 19 located at 4001 West 76th Avenue. The recommendation of approval is based on a finding that the Rezoning, Preliminary Development Plan, and Official Development Plan are generally supported by the criteria set forth in Sections 11-5-3, 11-5-14, and 11-5-15 of the Westminster Municipal Code, respectively.

Commissioner Dunn seconded the motion.

Commissioner Xiong asked staff about the requested exceptions. He asked if they will have any negative impact on the neighborhood. Mr. Lawrence stated that the first exception deals with building setbacks and that given the character of the neighborhood, excessive setbacks wouldn't fit into that character; and reduced landscape setbacks, which are fitting for that area and will match the smaller yards in the vicinity. Also, reductions in the landscape setbacks are needed to accommodate the required parking to reduce negative impacts in the community. Lastly, the masonry wall at 4-6 feet is compatible with the fences in that area, and is what the immediate neighbors agreed would be best.

The motion passed unanimously (5-0).

4. ADJOURNMENT

The meeting was adjourned at 8:14 pm.

THE WESTMINSTER PLANNING COMMISSION



Jim Boschert, Chairperson

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