



**PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
September 28, 2016, 6:00 PM  
13133 E. ARAPAHOE ROAD**

**1. CALL TO ORDER**

**2. ROLL CALL**

Those present were: Chair Suhaka  
Commissioner Bailey  
Commissioner Beatty  
Commissioner Griffis  
Commissioner Hart  
Commissioner Urtz (arrived at 6:06 PM)

Those absent were: Commissioner Cohen, excused  
Commissioner Sims, excused  
Commissioner Sutherland, excused

Also present were: Jill Hassman, Assistant City Attorney  
Steven Greer, Director of Community Development  
Derek Holcomb, Deputy Director of Community Development  
Neil Marciniak, Economic Development Manager  
Michael Gradis, Planner II  
Alex Grimsman, Planner I  
Lisa Gajowski, Recording Secretary

**a. Alternate Selection for Voting Purposes**

Commissioners Beatty and Griffis were appointed voting members in the absence of Commissioners Cohen, Sims and Sutherland.

**3. CONSENT AGENDA**

*The Consent Agenda can be adopted by a simple motion. The Consent Agenda will be read aloud prior to a vote on the motion. Any Consent Agenda item may be removed from the Consent Agenda at the request of a Planning and Zoning Commissioner for individual consideration.*

Commissioner Hart moved to approve the CONSENT AGENDA as presented. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

**a. Consideration of Resolutions**

**b. Consideration of Other Items**

**c. Approval of Minutes**

**4. LAND USE APPLICATIONS/PUBLIC HEARINGS**

**a. Fox Ridge Clubhouse Expansion Site Plan**

Alex Grimsman Planner I presented.

Chair Suhaka opened the public hearing.

There being no one present wishing to speak Chair Suhaka closed the public hearing.

Commissioner Hart moved to approve Resolution 2016-PZ-R-23, a Resolution of the City of Centennial Planning and Zoning Commission approving the Fox Ridge Clubhouse Expansion Site Plan Case LU-16-00094, based on the finding that the site plan application meets all applicable criteria for approval set forth in Section 12-14-602(D) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of five (5) AYE and none (0) NAY.

**b. Smoky Hill United Methodist Church Rezoning**

Jill Hassman, Assistant City Attorney, asked the Commissioners to disclose any ex parte communications they may have had on this matter.

Commissioner Bailey stated that he has not had any ex parte communications but wanted to disclose that he is a member of St. Andrew United Methodist Church. Commissioner Bailey further stated that he is able to make an unbiased decision on this matter.

Chair Suhaka advised the public and Commissioners of the public hearing process.

Michael Gradis, Planner II presented.

Lee Honnen, representing the Board of Trustees for the Smoky Hill United Methodist Church, presented on behalf of the Applicant.

Chair Suhaka opened the public hearing.

Dave Lisson, 14063 E Whitaker Dr., Aurora, spoke in support of the proposed rezoning.

Sharon Holland, 24642 E Ontario Dr., Aurora, spoke in support of the proposed rezoning.

Fred Isernhagen, 5347 S Telluride Way, Centennial, spoke in support of the proposed rezoning.

Bob Kerbs, 26734 E Phillips Pl., Aurora, spoke in support of the proposed rezoning.

Wendy Hanson, 4878 S. Espana Ct., Centennial, spoke in support of the proposed rezoning.

David Newsom, 5483 S Dunkirk Way speaking for himself, and on behalf of a non-English speaking neighbor and representing neighbors backing directly to the church unable to make the meeting, spoke against the proposed rezoning. Mr. Newsom provided a petition signed by those unable to make the meeting for the record.

Alice Newsom, 5483 S Dunkirk Way spoke against the proposed rezoning.

Charlotte Faris, 5358 S. Ukraine Way Aurora, spoke in support of the proposed rezoning.

Megan Bilotta, 5453 S. Dunkirk Way Aurora, spoke.

Richard Decker, 22757 Prentice Ave. spoke.

Ryan Heller, 5266 S Hayleyville Way Aurora, Pastor of Edge Church spoke in support of the proposed rezoning.

Will Childers, 5423 S Dunkirk Way spoke.

Rhonda Reid, 19458 E Crestridge Cir. spoke.

Derek Holcomb, Deputy Director of Community Development responded to questions from public comment.

Mr. Gradis responded to questions from public comment and the Commission.

Mr. Honnen responded to questions from public comment and the Commission.

The meeting recessed at 7:26 PM to determine whether the Commission needed to go into executive session. The meeting reconvened at 7:33 PM.

At 7:34 PM Commissioner Suhaka moved that the Commission go into executive session pursuant to C.R.S. § 24-6-402(4)(b) with the attorney for the Planning and Zoning Commission to seek and receive legal advice on the legal standards to consider in relation to the proposed rezoning set forth in LU-16-00171.

With Commissioners Bailey, Beatty, Griffis, Hart, Urtz and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY and the meeting recessed while the Commission was in executive session.

The meeting reconvened at 7:55 PM.

Commissioner Bailey moved that Case Number LU-16-00171, Smoky Hill United Methodist Church Rezoning Plan, be recommended to City Council for approval based on the Planning and Zoning Commission's finding that the proposed rezoning satisfies the approval standards set forth in Section 12-14-604(E) of the Land Development Code, as summarized in the staff report and recommendation dated September 21, 2016. Commissioner Hart seconded the motion.

With Commissioners Bailey, Beatty, Griffis, Hart and Chair Suhaka voting AYE, and none voting NAY; the motion was approved by a vote of six (6) AYE and none (0) NAY.

**c. Land Development Code Amendments Related to the Arapahoe Road Corridor**

Derek Holcomb, Deputy Director of Community Development presented.

Neil Marciniak, Economic Development Manager presented.

Chair Suhaka opened the public hearing.

John Schwartzberg, 6434 S Potomac Ct. spoke.

Jill Meekens, 6384 S Abilene spoke.

Rhonda Livingston, 6555 S Jordan Rd., spoke.

There being no one else present wishing to speak Chair Suhaka closed the public hearing.

Mr. Holcomb and Mr. Marciniak responded to questions from public comment and the Commission.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-11, an ordinance of the City Council of the City of Centennial, Colorado amending Chapter 12 of the Municipal Code (Land Development Code) related to the Central Arapahoe Road Corridor, as outlined in the staff report dated September 21, 2016.

With Commissioners Bailey, Beatty, Griffis, Hart and Urtz voting AYE, and Chair Andrea Suhaka voting NAY; the motion was approved by a vote of five (5) AYE and one (1) NAY.

- 5. **UPDATES**
- 6. **LONG RANGE AGENDA**
- 7. **ADJOURNMENT**

The meeting adjourned at 8:54 PM.

**THE NEXT REGULAR MEETING WILL BE HELD 10/12/2016, 6:00 PM**

Respectfully submitted,

Lisa Gajowski

Lisa Gajowski, Recording Secretary

DRAFT