



PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 26, 2016, 6:00 PM
13133 E. ARAPAHOE ROAD

MINUTES

I. CALL TO ORDER

Chair Suhaka called the meeting to order at 6:03 PM

II. ROLL CALL

Those present were: Chair Suhaka
Commissioner Bailey
Commissioner Beatty
Commissioner Cohen
Commissioner Griffis
Commissioner Sims
Commission Sutherland
Commissioner Urtz

Those absent were: Commissioner Hart, excused

Also present were: Jill Hassman, Assistant City Attorney
Steven Greer, Director of Community Development
Derek Holcomb, Deputy Director of Community Development
Lisa Gajowski, Recording Secretary

a. **Alternate Selection for Voting Purposes**

Commissioner Griffis was appointed a voting member in the absence of Commissioner Hart.

III. 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.

a. **Consideration of Resolutions**

i. [Pet Cremation Services Site Plan Ratification](#)

b. **Consideration of Other Items**

i. [Approval of 2017 Meeting Calendar](#)

c. [Approval of Minutes](#) – October 12, 2016

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

With Commissioners Bailey, Cohen, Griffis, Sims, Sutherland, Urtz and Chair Suhaka voting AYE, and none voting NAY, the motion was approved by a vote of seven (7) AYE and none (0) NAY.

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

a. [Bank of America Site Plan, LU-16-00040](#)

Derek Holcomb, Deputy Director of Community Development presented.

Mr. Jose Perez of H&T Consultants presented on behalf of the Applicant.

Stanley Hill of H&T Consultants, representing the Applicant, responded to questions.

Brian Horton of Jones, Lang, LaSalle, representing the Applicant, responded to questions.

Chair Suhaka opened the public hearing. There being no one present who wished to speak Chair Suhaka closed the public hearing.

Commissioner Sutherland moved that Case Number LU-16-00040, Bank of America Site Plan, be approved based on the Planning and Zoning Commission's finding that the site plan 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 October 19, 2016.

Commissioner Sims amended the motion to include the condition that the landscaping along the south wall to be adjusted to screen the utility equipment along university. Commissioner Sutherland agreed to the amendment. Commissioner Bailey seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Sutherland, Urtz and Chair Suhaka voting AYE, and none voting NAY, the motion was approved by a vote of seven (7) AYE and none (0) NAY.

b. [Small Scale City Initiated Rezoning of Certain Parcels from General Commercial \(CG\) to Activity Center \(AC\)](#)

Derek Holcomb, Deputy Director of Community Development presented.

Chair Suhaka opened the public hearing.

Adam Writer, 55 Mead Lane, Englewood CO 80113 spoke in support with the exception of the restricted uses.

Jeff Germaine, 12546 Alcott St., Broomfield, CO spoke in opposition with the exception of the restricted uses.

Brenda Dougliis 6681 S Abilene Way, Centennial spoke in support.

Anne Burton, 6661 S Abilene Way, Centennial spoke in support.

Tom Berens of CST Brands, the parent company of Cornerstores Convenience Stores, spoke in support.

Jill Meakins, 6483 S Abilene St. spoke in support.

Robert Tagliani, owner of Primrose School spoke in support.

Deb Tynan, 7119 S. Espana Way spoke in support.

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

Mr. Holcomb responded to questions and concerns brought up in public comment.

Commissioner Bailey moved to recommend approval to City Council of Ordinance 2016-O-20, an ordinance of the City Council of the City of Centennial, Colorado rezoning certain properties located at the northeast corner of East Arapahoe Road and South Quebec Street and at the northeast and northwest corners of East Arapahoe Road and South Potomac Street from General Commercial (CG) to Activity Center (AC) under the Land Development Code, and amending the Official Zoning Map, as outlined in the staff report dated October 19, 2016. Commissioner Griffis seconded the motion.

With Commissioners Bailey, Cohen, Griffis, Sims, Urtz and Chair Suhaka voting AYE, and Commissioner Sutherland voting NAY, the motion was approved by a vote of six (6) AYE and one (1) NAY.

V. UPDATES

VI. [LONG RANGE AGENDA](#)

VII. [ADJOURNMENT](#)

The meeting was adjourned at 7:53 PM.

Respectfully submitted,

Lisa Gajowski

Lisa Gajowski, Recording Secretary