



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
January 28, 2025

1. ROLL CALL

The meeting was called to order at 7:00 pm by Acting Chair David Carpenter Present were Commissioners, Kevin Kinnear, Chennou Xiong, Rick Mayo, Tracy Colling, Larry Dunn, David Tomecek and Tim Pegg. Excused from attendance were Chair Boschert. Also present: Staff members, Associate Planner/Secretary Jennifer Baden, Planning Aide Dawn Aguilar, Principal Planner Jacob Kasza, Planning Manager John McConnell and Deputy City Attorney Greg Graham. With the roll called, Acting Chair Carpenter stated that a quorum was present and that the alternate would be voting.

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Consideration of a Preliminary Development Plan Amendment for North Huron Planned Unit Development

Acting Chair Carpenter opened the public hearing at 7:03 pm.

Jacob Kasza, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* by the required deadline. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the Thirteenth Preliminary Development Plan Amendment for North Huron Planned Unit Development

The applicant team gave a presentation.

Commissioner Tomecek asked staff and the applicant if the oil and gas well on the site is active. Staff responded it is now a decommissioned well.

Commissioner Kinnear asked staff to clarify that the uses being proposed to change are to align with the current Comprehensive Plan. Staff responded yes.

Commissioner Colling asked staff about the Neighborhood/Project Meeting that was held and a statement that was made at the meeting about traffic. Staff responded that the City believes this site is well designed to accommodate traffic.

Acting Chair Carpenter opened the public testimony at 7:13 pm.

Seeing there was no public comment, Acting Chair Carpenter closed the public hearing at 7:14pm.

Commissioner Kinnear made a motion recommending that the Planning Commission recommend City Council approve the Thirteenth Preliminary Development Plan Amendment for North Huron Planned Unit Development. This recommendation is based on a finding that

the Preliminary Development Plan is supported by the criteria set forth in Section 11-5-14 of the Westminster Municipal Code.

Commissioner Colling seconded the motion.
The motion passed (7-0).

4. ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

THE WESTMINSTER PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "D. Carpenter", is written over a horizontal line.

David Carpenter, Acting Chairperson

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