



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
August 22, 2023

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Commissioners Lawrence Dunn, Elisa Torrez, Rick Mayo, and David Tomecek. Excused from attendance were Vice-Chairperson McConnell, Commissioners Tracy Colling, Chennou Xiong, and David Carpenter. Also present: Staff members Interim Planning Manager John McConnell, Operations Manager Aric Otzelberger, City Clerk Abby Fitch, Senior Planner Nathan Lawrence, and Deputy City Attorney Greg Graham. With the roll called, Chairperson Boschert stated that a quorum was present.

CONSIDERATION OF MINUTES

Meeting Minutes from August 8, 2023.

Commissioner Dunn made a motion to accept the minutes from the August 8, 2023, Planning Commission meeting. Commissioner Tomecek seconded the motion. The minutes were unanimously accepted (5-0).

2. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Recommendation on a Rezoning, Preliminary Development Plan, and an Official Development Plan for the Midland Lofts Planned Unit Development

Nathan Lawrence, Senior 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* on August 10, 2023. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that City Council approve the Rezoning, Preliminary Development Plan, and Official Development Plan for the Midland Lofts located at 7255 Irving Street.

The applicant, Dennis Finn from Metro Design Group, gave a presentation.

Chairperson Boschert opened the public hearing at 7:14 pm.

There were three individuals that signed up to speak. Comments of concern included ADA accessibility on the second floor, graffiti on the building, and testing of meth and fentanyl and the public record of such testing.

Two comments of support were the desire to have a smaller developer come into the area to clean up the building and to keep the building in its current state instead of tearing it down.

Chairperson Boschert closed the public hearing at 7:24 pm.

Commissioner Tomecek asked when the building was built. Mr. Nicholson stated that the building was built between 1971 and 1972 as a bank and gave a brief history of the tenants in the building since.

Chairperson Boschert asked about ADA compliance and if there will be access on both floors. Mr. Lawrence responded that there are four ADA parking spaces, and the project meets all ADA parking requirements. The architect on the project stated that the entire lower level meets ADA requirements, however due to the cost there will not be an elevator allowing access to the second floor.

Chairperson Boschert asked if the site has been tested for any contaminants. Mr. Nicholson stated that as a condition of the lease for the charter school, the state Department of Education requires full remediation, and the environmental reports are available.

Commissioner Dunn made a motion recommending that City Council approve the Rezoning, Preliminary Development Plan, and Official Development Plan for the Midland Lofts located at 7255 Irving Street. 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 11-5-14 and 11-5-15 of the Westminster Municipal Code, respectively.

Commissioner Mayo seconded the motion.

The motion passed (5-0)

4. ADJOURNMENT

The meeting was adjourned at 7:33 p.m.

THE WESTMINSTER PLANNING COMMISSION



Jim Boschert, Chairperson

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