



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, April 7, 2026 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

Roll Call

Public Comment

This is a meeting of the Planning Commission held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Commission. Your comments will be limited to 3 minutes. The Planning Commissioners may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Commissioners, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Commission meeting.

Agenda Changes

Consent Agenda

1. Minutes of the March 3, 2026, Meeting

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

2. 228 S Banner Street Rezone Application - Alexandra Cramer

Staff is requesting the Public Hearing be continued to the May 5, 2026, Regular Meeting.

New Business

3. Discussion and possible action on the continuance of the Public Hearing regarding the 228 S Banner Street Rezone Application to the May 5, 2026, Meeting - Alexandra Cramer

Action may be taken on any and all items listed on the agenda.

Accommodations for disabilities may be made upon request.

Staff Report

4. Staff Report

Commissioner Reports

Adjournment

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, March 3, 2026 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Planning Commission was called to order on Tuesday, March 3, 2026, at 6:31 PM by Chair George Fick.

Roll Call

Present:

Chair George Fick

Vice Chair Amy Schmidt

Commissioner Jim Santangelo

Commissioner Samantha Barnhart

Absent:

Commissioner Paula Ray

There was a quorum to do business.

Also in Attendance:

Planner/Project Manager Alexandra Cramer

Deputy Town Clerk Allison Ritter

Public Comment

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There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the October 7, 2025, Meeting

Motion by Commissioner Santangelo, seconded by Vice Chair Schmidt, to approve the Minutes of the October 7, 2025, Meeting.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart

Voting No: None

Motion Passed Unanimously (4-0)

New Business

2. Discussion and possible action on Resolution 26R10, a Resolution establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. 24-6-402(2)(c) - Allison Ritter

Ms. Ritter gave a Staff report.

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to approve Resolution 26R10, a Resolution establishing a Designated Public Place for the Posting of Meeting Notices Pursuant to C.R.S. 24-6-402(2)(c).

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart

Voting No: None

Motion Passed Unanimously (4-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 6:34 PM.

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

3. Amend Lot Width Requirements in R-2, R-TH, and R-3 Districts - Alexandra Cramer

Ms. Cramer gave a Staff report.

Chair Fick opened the Hearing to Public Comment.

Paul Schwarzkopf - Town of Elizabeth Resident

Chair Fick closed the Public Hearing and reopened the Regular Meeting at 6:46 PM.

New Business

4. Discussion and possible action on Ordinance 26-06, an Ordinance amending Table 16-2 (Residential Dimensional Standards) of Section 16-1-40 of the Town of Elizabeth Municipal Code regarding Minimum Lot Width Requirements for the R-2, R-TH, and R-3 Zoning Districts - Alexandra Cramer

Motion by Commissioner Santangelo, seconded by Vice Chair Schmidt, to recommend approval of Ordinance 26-06, an Ordinance amending Table 16-2 (Residential Dimensional Standards) of Section 16-1-40 of the Town of Elizabeth Municipal Code regarding Minimum Lot Width Requirements for the R-2, R-TH, and R-3 Zoning Districts to the Town of Elizabeth Board of Trustees.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart

Voting No: None

Motion Passed Unanimously (4-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 7:03 PM.

Public Hearing

5. Amend Off Street Parking Requirements for Downtown - Alexandra Cramer

Ms. Cramer gave a Staff report.

Chair Fick opened the Hearing to Public Comment.

Paul Schwarzkopf - Town of Elizabeth Resident

Chair Fick closed the Public Hearing and reopened the Regular Meeting at 7:13 PM.

New Business

6. Discussion and possible action on Ordinance 26-07, an Ordinance amending Section 16-6-10 of the Town of Elizabeth Municipal Code regarding Off-Street Parking Requirements for Commercial Uses within the Downtown (DT) Zoning District - Alexandra Cramer

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to recommend approval of Ordinance 26-07, an Ordinance amending Section 16-6-10 of the Town of Elizabeth Municipal Code regarding Off-Street Parking Requirements for Commercial Uses within the Downtown (DT) Zoning District to the Town of Elizabeth Board of Trustees.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart

Voting No: None

Motion Passed Unanimously (4-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 7:23 PM.

Public Hearing

7. Amend Site Plan Approval Documentation and Stamping Procedures - Alexandra Cramer

Ms. Cramer gave a Staff report.

Chair Fick opened the Hearing to Public Comment.

There was no Public Comment.

Chair Fick closed the Public Hearing and reopened the Regular Meeting at 7:29 PM.

New Business

8. Discussion and possible action on Ordinance 26-08, an Ordinance amending Section 16-2-40 of the Elizabeth Municipal Code regarding Site Plan Approval Documentation and Stamping Procedures - Alexandra Cramer

Motion by Commissioner Santangelo, seconded by Commissioner Barnhart, to recommend approval of Ordinance 26-08, an Ordinance amending Section 16-2-40 of the Elizabeth Municipal Code regarding Site Plan

Approval Documentation and Stamping Procedures.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart

Voting No: None

Motion Passed Unanimously (4-0)

Staff Report

9. Staff Report

- Planner/Project Manager Alexandra Cramer:
 - Updates on projects which moved forward via the Board of Trustees while the Planning Commission could not meet due to lack of a quorum
 - Gold Creek Commons Sketch Plan approval and next steps
 - 889 S. Elizabeth Street Annexation
 - Main Street Station approval

Commissioner Reports

Chair George Fick asked about voting in a new Chair and Vice Chair.

Ms. Cramer discussed holding a meeting of the Planning Commission to meet with the other advisory boards regarding potential code changes.

Adjournment

Motion by Commissioner Santangelo, seconded by Commissioner Barnhart, to adjourn the meeting.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Barnhart

Voting No: None

Motion Passed Unanimously (4-0)

Deputy Clerk Allison Ritter

Chair George Fick