



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Draft

Planning Commission

Tuesday, May 1, 2018

6:00 PM

Council Chambers

Call to Order

Chairman Popiel called the meeting to order at 6:00 p.m.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Present 5 - Chair Jonathan Popiel, Vice Chair Andrew Amador, Commissioner Karen Anderson, Commissioner Dennis Cammack, and Commissioner L. Warren Jones

Approval of Minutes:

Minutes

Attachments: [April 3, 2018](#)

A motion was made by Commissioner Jones, seconded by Commissioner Anderson, that the minutes be approved. VOTE:

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones

Case(s):

CONDITIONAL USE PERMIT FOR THE OPERATION OF A
PETROLEUM STORAGE FACILITY

Attachments: [CUP-105-14-18](#)
[Staff Report](#)
[Vicinity Map](#)
[Narrative](#)
[Development Plan](#)
[Presentation](#)

Mr. Hader introduced the cases and asked that the record reflect the files contained the relevant notification and publication information. Mr. Timms presented the staff

report and presentation including the DRT recommendation for approval, subject to three conditions.

The Commission asked about landscaping requirements, total amount of tanks proposed, and the timeline to install proposed tanks.

The Applicant, Mr. Bill Halterman, 8581 East 96th Avenue, Henderson, addressed the commission. He stated they were only interested in adding tank #27 at this time. In the last 16 years there have been no reportable spills or hazmat violations. A periodic rotation of tank inspections is in place to prevent issues. No additional employees will be added other than a temporary summer position.

The hearing was opened to the public. There being no further discussion on the request, the public hearing was closed and a motion was requested.

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that, subject to certain conditions, the request contained in this Conditional Use Permit amendment for the property located at 8581 E. 96th Avenue contained in case CU-105-14-18 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit amendment subject to the following conditions:

A. The applicant shall remain compliant with all standards regulating their operations.

B. The applicant shall provide any updates to the Emergency Response and Management Manual to the City within 30 days of a change.

C. This Conditional Use Permit approves the bulk storage of petroleum products. Any change in either of the following shall require an amendment to this Conditional Use Permit:

i. The storage of any other product that requires a Conditional Use Permit as identified in the Land Development Code as it may be amended.

ii. The bulk storage of any product at this property that is in excess of the latest approved development plan." Commissioner Amador seconded the motion.

Aye: 5 - Vice Chair Amador, Commissioner Cammack, Chair Popiel, Commissioner Anderson and Commissioner Jones
