

COMMERCE CITY PLANNING COMMISSION

August 1, 2017

Page 1

CALL TO ORDER: Chairman Joseph Dreiling called the meeting to order at 6:00 p.m.

PLEDGE: Chairman Dreiling led the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL: Lorena Ruiz called roll. **Present:** Dreiling, Cammack, Frank, Jones and Popiel.

OTHERS PRESENT: Caitlin Long, Planner
Robin Kerns, Planning Manager
Steve Timms, Planning Manager
Matt Hader, Deputy City Attorney
Tricia Mason, Administrative Supervisor
Candice Alexander, Administrative Specialist
Lorena Ruiz, Administrative Specialist

Alternate Commissioners Herrera and Thomas were present in the audience.

MINUTES: Commissioner Jones made a motion to approve the minutes of the June 1, 2017, meeting. Commissioner Cammack seconded the motion.

Jones	Yes	
Cammack	Yes	
Dreiling	Yes	
Frank	Yes	
Popiel	Yes	5 yes, Motion passed.

CASES: The Planning Commission heard the following case.
Proceedings continued on the following pages.

COMMERCE CITY PLANNING COMMISSION

August 1, 2017

Page 2

Z-942-17: Colozona, Inc. is requesting annexation zoning from Adams County C-4 to Commerce City C-3 for the properties with PINs 172120011005 and 172120011007 located northeast of E. 88th Avenue and Monaco Street. Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Ms. Long presented the staff report and presentation including the DRT recommendation for approval. In response to a question by the Commission, staff confirmed a traffic study is under review.

Lawrence Depenbusch, 4260 E Fremont Avenue, Centennial, Architect for project, was present to answer questions from the Commission. He pleased to see the project moving forward. He stated owner of the property has been in contact with the franchise Advantage/Red Lion Affiliation for the hotel site.

The meeting was opened to the public.

Bill Hyde, 9450 Monaco Street, Commerce City - Interested party
Mr. Hyde suggested diverting traffic to Brighton Road from the subject property. He stated there are many weight limit violations on the adjacent roads.

Motion:

Commissioner Cammack made the following motion "I move that the Planning Commission enter a finding that the requested Annexation Zoning for the property with PINs 172120011005 and 172120011007 contained in case Z-942-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation Zoning." The motion was seconded by Commissioner Jones.

Cammack	Yes	
Jones	Yes	
Dreiling	Yes	
Frank	Yes	
Popiel	Yes	5 yes, Motion passed.

Note: Cases S-655-17 and Z-935-17 were presented together.

Commissioner Popiel disclosed he is a member of the church and stated he was not exposed to the development proposal before the hearing.

Commissioner Cammack disclosed he was also a member of the church and requested to abstain from voting on the request.

Commissioner Jones made a motion to allow Commissioner Cammack to abstain from the vote. The motion was seconded by Commissioner Frank. Voice vote: all affirmed.

COMMERCE CITY PLANNING COMMISSION

August 1, 2017

Page 3

S-655-17: Landing Place Church is requesting to subdivide a 20 acre property into 2 parcels of approximately 8 acres and 12 acres in order to develop a new church on the 8 acre parcel located at 11555 Chambers Road.

Z-935-17: Landing Place Church is requesting annexation zoning from Adams County A-1 to Commerce City Commercial 1 (C-1) for an 8 acre parcel and to Agricultural (AG) for a 12 acre parcel of the property located at 11555 Chambers Road. Mr. Hader introduced the cases and asked that the record reflect the files contained the relevant notification and publication information. Mr. Kerns presented the staff report and presentation including the DRT recommendation for approval. He stated a neighborhood meeting was held where community members discussed traffic conditions, light pollution, East-West and North-South circulation.

Applicant Testimony:

Mark Hardacre, 10281 Chambers Way, Lead Pastor, was available to answer questions from the commission. He stated the church has utilized Landmark academy for over 10 years. The church hosts many events in the city that provide services to Commerce City residents.

The meeting was opened to the public. There being no additional discussion or response from public, the public hearing was closed and two separate motions were requested

Motion S-655-17:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested annexation zoning for the property located at 11555 Chambers Rd. (Pin: 172306000009) contained in case S-655-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat." The motion was seconded by Commissioner Popiel.

Jones	Yes
Popiel	Yes
Cammack	Abstained
Dreiling	Yes
Frank	Yes

4 yes, Motion passed.

Motion Z-935-17:

Commissioner Frank made the following motion "I move that the Planning Commission enter a finding that the requested Annexation Zoning for the subject property contained in case Z-935-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation Zoning." The motion was seconded by Commissioner Jones.

Frank	Yes
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COMMERCE CITY PLANNING COMMISSION

August 1, 2017

Page 4

Jones	Yes	
Cammack	Abstained	
Dreiling	Yes	
Popiel	Yes	4 yes, Motion passed.

Z-881-08-17: Elite Transport Services, Inc. is requesting a zone change from PUD to Industrial 2 (I-2) for the property located at 8200 E. 84th Avenue. Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Mr. Kerns reviewed the staff report and presentation including the DRT recommendation for approval.

The Planning Commission asked questions regarding high traffic in the area. The public hearing was opened to the public. There being no persons present to testify, the public hearing was closed and a motion was requested.

Motion

Commissioner Popiel made the following motion. "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 8200 E. 84th Avenue contained in case Z-881-08-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change." The motion was seconded by Commissioner Jones.

Popiel	Yes	
Jones	Yes	
Cammack	Yes	
Dreiling	Yes	
Frank	Yes	5 yes, Motion passed.

Staff Business:

A motion was made by Commissioner Cammack to change the start time of the September 5, 2017 meeting to 6:30 in order to accommodate a City Council Special Meeting scheduled in the Council Chambers. Commissioner Jones seconded the motion.

Cammack	Yes	
Jones	Yes	
Dreiling	Yes	
Frank	Yes	
Popiel	Yes	5 yes, Motion passed.

The Commission requested a report to include the status of cases reviewed by the commission.

COMMERCE CITY PLANNING COMMISSION

August 1, 2017

Page 5

Adjournment:

There being no further business to discuss, Chairman Dreiling adjourned the meeting at 7:11 p.m.

Joseph Dreiling
Chairman

Lorena Ruiz,
Administrative Specialist