



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Minutes

Planning Commission

Tuesday, March 1, 2022

6:00 PM Council Chambers, 7887 E. 60th Ave Commerce City,
CO 80022. The meeting will be live on Channel 8 and
c3gov.com/video.

Zoom Registration:

[https://c3gov.zoom.us/webinar/register/WN_nNJC-nmIR8C4Pn
GTmhHGNQ](https://c3gov.zoom.us/webinar/register/WN_nNJC-nmIR8C4PnGTmhHGNQ)

**This meeting will be held in person in the City Council Chambers (location above).
There will be general public physical access to this meeting or virtual participation by
using the Zoom link above.**

1 Call to Order

Meeting was called to order at 6:03pm.

2 Roll Call

Present 5 - Commissioner Andrew Amador, Commissioner David Yost, Commissioner
Garret Biltoft, Chair Jonathan Popiel, and Commissioner Jordan Ingram

3 Pledge of Allegiance

4 Approval of Minutes:

Approval of Minutes from February 10, 2022 Planning Commission
Meeting

Attachments: [Minutes](#)

A Motion was made that the Minutes be approved VOTE:

Ayes: 3 - Commissioner Yost, Commissioner Biltoft and Chair Popiel

Abstentions: 2 - Commissioner Amador and Commissioner Ingram

5 Case(s):

*Chairman Popiel motioned to amend the Agenda to allow Dylan Gibson, City Clerk, to
give Pres 22-36, Special Election and Redistricting Process, before the cases.*

VOICE VOTE:

**Aye: 5- Chair popiel, Vice Chair Amador, Commissioner Yost, Commissioner
Ingram, Commissioner Biltoft**

Brighton 27J School District requests approval of the Southlawn

Elementary Filing No. 1, Lot 1 Final Plat to create one lot from one existing tract, consisting of 10.61 acres, to allow development of a new school on the property located at the northwest corner of Walden St & E 100th Ave, zoned Reunion PUD (Planned Unit Development District).

Attachments: [Staff Report](#)
 [Vmap](#)
 [Final Plat](#)
 [Quit Claim Deed](#)

Sarah Geiger, Deputy City Attorney, introduced the case and staff presenting the case.

Harry Brennan, Planner, presented the case S-809-22 and noted all information pertinent to noticing, publication and the presentation is in the record.

Harry Brennan, Planner, invited the applicant to answer any questions the commissioners may have.

The Commissioners asked questions about the traffic study, the required traffic improvements for the neighborhood, and the review by the Engineering division and the State.

A motion was made by Commissioner Ingram; I move the Planning Commission enter the findings that the requested final plat for the property located at the North West corner of Walden Street and East 100th Avenue contained in case S-809-22, meets the criteria of the Land Development Code, based upon such findings, recommend that the City Council approve the final plat. And seconded by Commissioner Yost, that this Subdivision was recommended for approval VOTE:

Ayes: 5 - Commissioner Amador, Commissioner Yost, Commissioner Biltoft, Chair Popiel and Commissioner Ingram

Potomac Farms Metro District requests approval to amend the approved Potomac Farms PUD to modernize and allow additional entryway signs, located at the northwest corner of E. 104th Avenue and Worchester Drive, zoned Potomac Farms PUD (Planned Unit Development District).

Attachments: [Staff Report](#)
 [Vmap](#)
 [Applicant Narrative](#)
 [Potomac Farms PUD](#)

Sarah Geiger, Deputy City Attorney, introduced the case and staff presenting the case.

Dalton Geurra, Planner, presented case Z-722-00-21 and noted all information pertinent to noticing, publication and the presentation is in the record.

The Commissioners asked questions about the number of signs, the character of different neighborhoods in the Northern Range, and the phasing of the Metro District to install the various signs.

Chairman Popiel invited anyone from the public that would like to speak.

Shelton Marshall, YESCO Custom Signs, 956 West 133rd Circle, Westminster, CO. Four locations allowed for signs in the existing PUD, some have 1 sign and some have 2 signs. The additional signage would be 2 signs at 107th and 1 sign at Worchester Drive on the West side of corner, others would be potential down the road. Sign count was counted as areas versus independent signs. The fabrication method being used is halo lighting of the individual letters. The neighborhood seems incomplete the way it is now but adding these additional signs will complete it.

Harrison Tanksley, President of the Metro District for Potomac Farms. Mentioned they are wanting to add those other signs at the 107th and Worchester spots. The Community is making improvements by replacing fences, working on some open spaces for the community, and eventually building a clubhouse.

Vice Chair Amador commented that it is good to see the improvements happening in Commerce City.

A motion was made by Commissioner Biltoft; I move the Planning Commission enter the findings that the requested PUD Zone Document Amendment for the property located at the North West corner of East 104th Avenue and Worchester Drive contained in case Z-722-00-21 meets the criteria of the Land Development Code and based upon such finding recommend that the City Council approve the PUD Zone Document Amendment. And seconded by Commissioner Amador, that this Zoning Ordinances be recommended for approval VOTE:

Ayes: 5 - Commissioner Amador, Commissioner Yost, Commissioner Biltoft, Chair Popiel and Commissioner Ingram

6 Presentation Item:

Special Election and Redistricting Process

Attachments: [Community Information Session](#)

Dylan Gibson, City Clerk, presented the Special Election and Redistricting Process Powerpoint before the cases.

7 Action Items:

8 Board Business:

Commissiner Amador, asked that we double check his email for meeting business.

9 Attorney Business:

10 Staff Business:

The next Planning Commission meeting will be on April 5th.

11 Adjournment

Meeting was adjourned at 7:20pm.

12 Call to Order

Meeting called to order at 7:21pm.

13 Study Session Item:

LDC Amendment- Homeless Services Definitions and Zoning District Classifications

Attachments: [Memo](#)

[Homeless Services Attachment A](#)

[Homeless Services Attachment B](#)

[Homeless Services Presentation](#)

Jim Tolbert, Director of Community Development, presented the Homeless Services Definitions and Zoning Presentation.

Commissioner Yost asked if people staying in these facilities are required to take part in the social services, jobs, training, etc. Director Tolbert, said yes that would be a condition of living in the facility, to take advantage of services they need. But, pointed out if its emergency shelter for a night or two, they would not.

Chairman Popiel asked what the recommendation would look like. Director Tolbert, said it will be recommending three new definitions to the Land Development Code, modify the definition of multi-family in the Land Development Code, and add the areas where these can be located in the City. Steve Timms, Planning Manager, said it would be two different ordinance motions. Chairman Popiel said he would have some hesitation if it would be a use-by-right and would want to see some kind of conditional use.

Vice Chair Amador commented on wanting to make sure these spaces do not end up in the core city all together, concerned that homeless population would end up in the core city. These small shelters end up having no value, and suggested a better way to go about this would be to identify hotel/motel configurations so that spend happens from the government, and this would be an asset. Also, very cautious of use-by-right. Director Tolbert, said these shelters have been very successful across the county. He will see if they can set something up to have them review in more depth before this goes to City Council

Chairman Popiel, added these kinds of changes could have larger effects.

14 Adjourned

Meeting adjourned at 7:40pm.