



# Commerce City

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

## Meeting Minutes - Final Planning Commission

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Tuesday, April 6, 2021

6:00 PM

Regular Meeting Via Zoom

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This meeting will be conducted electronically via Zoom. There will be no physical meeting. The public can access this meeting through the Zoom platform via the internet or phone for public input/testimony or as a witness; pre-registration is required through [www.c3gov.com/PC](http://www.c3gov.com/PC), by contacting staff at 303.289.3679, or [aullom@c3gov.com](mailto:aullom@c3gov.com). For more information, visit <http://www.c3gov.com/government/city-council/virtual-meetings>. The meeting will also be live on Channel 8 and [c3gov.com/video](http://c3gov.com/video).

### Call to Order

Chairman Popiel called the meeting to order at 6:03 p.m.

### Roll Call

Kim Adame called roll. All present affirmed.

**Present** 5 - Commissioner Andrew Amador, Commissioner David Yost, Commissioner Dennis Cammack, Chair Jonathan Popiel, and Alternate Commissioner Steven J. Douglas

### Staff in attendance:

Matt Hader, Deputy City Attorney  
Steve Timms, Planning Manager  
Jennifer Jones, Principal Planner  
Brayan Marin, Planner  
Jamie Rice, Planner  
Stacy Wasinger, Planner  
Tricia Mason, Community Development Manager  
Kim Adame, Administrative Specialist  
Alexa Ullom, Administrative Specialist  
And alternate commissioners Angela VanDijk and Garret Biltoft

### Approval of Minutes:

Min 21-60      March 02, 2021 Minutes Draft

Attachments:      [March 2, 2021 Minutes draft](#)

**A motion was made by Commissioner Cammack, seconded by Vice Chairman Amador that these minutes be approved. VOTE:**

**Ayes:** 4 - Commissioner Amador, Commissioner Yost, Commissioner Cammack and Chair Popiel

**Abstentions:** 1 - Alternate Commissioner Douglas

**Case(s):**

**Pres 21-219**

**Z-968-21:** The applicant, Metal Products, is requesting a zone change from C-3 Regional Commercial District to I-2 Medium-Intensity Industrial District in order to expand the current industrial operation located at 7167 E. 53rd. Pl.

**Attachments:** [Staff Report](#)

[V-Map](#)

[Narrative - Zoning](#)

[Development Plan](#)

[Staff Presentation](#)

*Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.*

*Brayan Marin, Planner, presented case Z-968-21 and noted all information pertinent to noticing and publication is in the record and DRT recommendation of approval.*

*Commission discussed owner being in agreement with demolition for the property and house, and a detention pond on property that is accounted for in the development plan.*

*Seeing no further discussion, Chairman Popiel invited the applicant to speak.*

*Jim Nakai, JWN&A, Architects*

*Applicant introduced themselves on behalf of the owner Sean Conquest. Applicant discussed that the owner will do an asbestos report on house in preparation of demolition. Commission discussed expansion of operations, landscaping of property, and the concern of commercial and industrial being mixed together.*

*Seeing no further comments, Chairman Popiel invited the public to speak. Members from the public, Garret Biltft and Kristi Douglas, had no comments. Chairman Popiel closed the public hearing portion and called for a motion.*

**A motion was made by Vice Chairman Amador:**

**I move that the Planning Commission enter a finding that the requested zone change for the property located at 7205 E. 53rd Pl. contained in case Z-968-21 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the zone change.**

**Seconded by Commissioner Cammack. VOTE**

**Ayes:** 5 - Commissioner Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Alternate Commissioner Douglas

*With 5 unanimous votes, the request was approved.*

[Pres 21-220](#)

**Z-945-17-19-21:** Becknell Services, LLC, is requesting to amend the Nexus North PUD Zone Document to include 12 additional acres of adjacent property within the development for the property located at NW corner of Telluride Road and East 84th Avenue, zoned PUD (Planned Unit Development District).

**Attachments:** [Staff Report](#)

[V map](#)

[Applicant Narrative](#)

[Nexus North at DIA PUD ZONE DOC](#)

[PC Presentation](#)

*Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.*

*Jamie Rice, Planner, presented case Z-945-17-19-21 and noted all information pertinent to noticing and publication is in the record and DRT recommendation of approval.*

*Discussion included the parcel not extending into the floodplain, and the parcel directly north which was approved fall of 2020.*

*Seeing no further discussion, Chairman Popiel invited the applicant to speak.*

*Matt Garver, Becknell Services, LLC*

*Applicant introduced themselves. Discussion from the Commission included construction progress on the project on Quintero Street.*

*Seeing no further comments, Chairman Popiel invited the public to speak. Members from the public, Garret Biltft and Kristi Douglas, had no comments. Chairman Popiel closed the public hearing portion and called for a motion.*

*Commission discussed how incorporating the acreage is a good decision and meets criteria.*

**A motion was made by Vice Chairman Amador:**

**I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located on the northwest corner of Telluride Road and East 84th Avenue, contained in case Z-945-17-19-21 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment.**

**Seconded by Commissioner Cammack. VOTE**

**Ayes:** 5 - Commissioner Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Alternate Commissioner Douglas

*With 5 unanimous votes, the request was approved.*

[Pres 21-218](#)

**Z-970-21:** South Adams County Fire Department is requesting a zone change from C-2 (General Commercial District) to Public to allow construction of an approx. 600 sq. ft. expansion to the existing building located at 4761 E. 69th Ave.

**Attachments:** [Staff Report Z-970-21](#)

[Vmap](#)

[Applicant Narrative](#)

[Development Plan](#)

[Consolidation Plat](#)

[Traffic Report](#)

[Z970 Staff Presentation](#)

[Applicant Presentation Materials](#)

*Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.*

*Stacy Wasinger, Planner, presented case Z-970-21 and noted all information pertinent to noticing and publication is in the record and DRT recommendation of approval.*

*Seeing no discussion, Chairman Popiel invited the applicant to speak.*

*Brad Bonnet, Allred & Associates*

*Applicant introduced themselves and stated their appreciation for the staff.*

*Commissioners noted that this would be a great addition to the area.*

*Seeing no further comments, Chairman Popiel invited the public to speak. Members from the public, Garret Biltolf and Kristi Douglas, had no comments. Chairman Popiel closed the public hearing portion and called for a motion.*

*Commission also stated that the response time will be great with the school and light rail.*

**A motion was made by Commissioner Yost:**

**I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 4761 E. 69th Avenue contained in case Z-970-21 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.**

**Seconded by Commissioner Cammack VOTE**

**Ayes:** 5 - Commissioner Amador, Commissioner Yost, Commissioner Cammack, Chair Popiel and Alternate Commissioner Douglas

*With 5 unanimous votes, the request was approved.*

**Board Business:**

Commissioner Cammack asked staff when we will have another city tour. Staff will determine dates as the City is still in an emergency ordinance. Commissioner Douglas is interested in a Planning Commission retreat to learn more about the Commission. Staff will send out an informative Powerpoint.

**Attorney Business:**

None

**Staff Business:**

Staff is unsure on if a May Planning Commission meeting will be held. Stay tuned.

**Adjournment**

The meeting was adjourned at 7:00 p.m.