

COMMERCE CITY PLANNING COMMISSION

March 7, 2017

Page 2

Commissioner Frank abstained from voting on Case D-305-17 because she was not present at the August 2016 meeting and was not able to review the record of the meeting. The applicant decided to move forward with the case.

Case D-305-17: Crown Enterprises Inc. is requesting approval of a development plan for a transportation terminal located at 10251 Newark Street, zoned I-2.

Mr. Hader introduced the case and asked that the record reflect the files contained the relevant notification and publication information. Mr. Kerns reviewed the staff report and presentation. He noted the case was continued from the August 2016 meeting due to a request for additional information related to the truck traffic analysis. As a result, the City undertook a traffic signal warrant study and found that, based on the existing volumes; the intersection meets warrants for installation of a traffic signal. Mr. Kerns stated that two responses were received from the public, one in support and one in opposition of the request.

In response to a question by the commission, Staff explained the installation of the traffic signal would be considered as part of the annual Capital Improvement Program through the City's 2018 budgeting process.

Mr. Daniel Onifer, 12225 Stephens Road, Warren Michigan, agreed with staff's presentation. He stated the proposal is a truck terminal to be used for freight services. Since the previous public hearing, the applicant has worked with staff to find a resolution for the installation of a traffic signal at the intersection of 104th Avenue and Peoria Parkway. The applicant has agreed to contribute funds to the installation of the signal.

The Commission question about the traffic signal installation timeline and if other alternative routes were identified in order to re-route and reduce traffic in the area.

Acting Chairman Dreiling opened the public hearing.

Jason Jones, 11451 Ironton Way, introduced a petition with over 300 signatures in opposition of the request. The petition was entered as an exhibit in the case file. Mr. Jones is concerned of the negative impacts that would affect adjacent property owners as a result of the transportation terminal.

Abram Jewell, 10084 Quintero Street, expressed his opposition to the request. Mr. Jewell was concerned with the potential increase in traffic and crime in the area due to the proximity of the truck transportation to residential neighborhoods. He made a recommendation to re-route truck traffic south of the site to relieve traffic congestion.

In response, Mr. Onifer stated the tenant is very sensitive to being victimized by crime and will be installing access control gates and adding additional safety measures to protect freight.

COMMERCE CITY PLANNING COMMISSION

March 7, 2017

Page 3

Motion:

Commission Jones made the following motion “I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Development Plan for the property located at 10251 Newark Street contained in case D-305-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Development Plan subject to the following conditions:

- A. The applicant shall pay a percentage of the costs of design and installation of a traffic signal, reflecting the percent change in traffic caused by the development, at the intersection of East 104th Avenue and Peoria Parkway.”

Commissioner Herrera seconded the motion.

Jones	Yes	
Herrera	Yes	
Dreiling	No	
Cammack	No	
Frank	Abstained	Vote: 2 yes, 2 no – motion failed.

The Commission stated they are not opposed to the development. They believe the site is not the most suitable location for the development. There was also concern that the traffic issues have not been fully resolved to reduce traffic congestion in the area.

Commissioner Cammack made the following motion “I move that the Planning Commission continue the requested Development Plan for the property located at 10251 Newark Street contained in case D-305-17 to a future Planning Commission agenda.”

The motion was not seconded; motion failed.

There was no recommendation on the request or additional discussion on the vote. The case is scheduled for City Council on Monday, March 20, 2017.