

COMMERCE CITY PLANNING COMMISSION

March 6, 2018

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CALL TO ORDER: Acting Chairman Dennis Cammack called the meeting to order at 6:00 p.m.

PLEDGE: Acting Chairman Dennis Cammack led the Pledge of Allegiance to the Flag of the United States of America.

ROLL CALL: Lorena Ruiz called roll. **Present:** Amador, Cammack, Herrera, Jones and Popiel.

OTHERS PRESENT: Brad Callender, Planner
Steve Timms, Planning Manager
Matt Hader, Deputy City Attorney
Tricia Mason, Executive Administrative Supervisor
Lorena Ruiz, Administrative Specialist

Commissioner Amador was welcomed as a new regular member of the Planning Commission.

MINUTES: Commissioners Amador and Herrera abstained from voting on the approval of minutes because they were not present at the February 6, 2018 meeting.

Commissioner Jones made a motion to approve the minutes of the February 6, 2018 meeting. Commissioner Popiel seconded the motion.

Jones	Yes	
Popiel	Yes	
Cammack	Yes	
Amador	Abstained	
Herrera	Abstained	3 yes, motion passed.

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

Mr. Hader reviewed Section H of the Planning Commission bylaws pertaining to Ex-Parte Contacts and Quasi-Judicial Matters.

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Note: cases S-697-18 and Z-947-18 were presented together.

S-697-18: Risas Real Estate and Equipment LLC is requesting approval of the Dexter Street First Addition Subdivision, a request to consolidate the property located at 6091 Dexter Street into two lots.

Z-8947-18: Risas Real Estate and Equipment LLC is requesting approval to rezone from I-3 to C-3 for the property located at 6091 Dexter Street.

Mr. Hader introduced the cases and asked that the record reflect the files contained the relevant notification and publication information. Mr. Callender presented the staff report and presentation including the DRT recommendation for approval.

The Commission asked questions about storm water detention and front door orientation.

Mr. Jeff Adams, Chief Executive Officer for Risas Real Estate, stated that the company is a privately owned business that offers affordable services to the community. The Commerce City site would employ 25 people. He stated there are no imminent plans for development on the adjacent site.

Mr. Jacob McMillen, Project Engineer, stated the drainage is currently under review by the Public Works department.

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-697-18

Commissioner Jones made the following motion “I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 6091 Dexter Street contained in case S-697-18 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	
Amador	Yes	
Cammack	Yes	
Herrera	Yes	5 yes, motion passed.

Motion Z-947-18

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 6091 Dexter Street contained in case Z-947-18 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

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Popiel Yes
Jones Yes
Amador Yes
Cammack Yes
Herrera Yes 5 yes, motion passed.

Z-950-18: Baseline Engineering is requesting approval to rezone from AG to I-1 for the property located at the southwest corner of East 88th Avenue and Willow Street. Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Mr. Callender presented the staff report and presentation including the DRT recommendation for approval.

In response to questions from the Commission, staff explained the applicant plans to develop the site for industrial uses. Marijuana uses would not be allowed onsite because of the close proximity to residential properties.

Mr. Cory Miller 1950 Ford Street, Golden, was available for questions. He stated the potential user of the site would operate warehousing and distribution services. In response to a question by the Commission, Mr. Miller stated an I-1 zone designation was requested because there is a high demand for light industrial properties in the area.

Mr. Martin Stites, 2382 South Miller Court, Lakewood, is the owner of the property. He stated the property has been family owned for over 70 years and he believes now is a good time to sell.

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

Motion

Commissioner Jones made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for the property located at the southwest corner of East 88th Avenue and Willow Street contained in case Z-950-18 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 Amador

Jones Yes
Amador Yes
Cammack Yes
Herrera Yes
Popiel Yes 5 yes, motion passed.

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Commission Business

Commissioner Jones made a motion to schedule the Election of Officers at the next meeting. The motion was seconded by Commissioner Popiel. A voice vote was held and was approved unanimously.

Adjournment:

There being no further business to discuss, Acting Chairman Cammack adjourned the meeting at 6:50p.m.

Dennis Cammack
Acting Chairman

Lorena Ruiz,
Administrative Specialist