

[Pres 18-466](#)

CU-116-19: BASF Corporation is requesting a Conditional Use Permit (CUP) to turn a legal nonconforming adhesive manufacturing plant into a legal conforming adhesive manufacturing plant for the property located at 10601 Fulton Street, Brighton, CO (PINS: 172110004001 & 172110004002), zoned I-3.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Statement of Operations](#)
 [Description of the Proposed Use](#)
 [Development Plan](#)

Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Mr. Callender reviewed the staff report and presentation including the DRT recommendation for approval, subject to 3 conditions.

Applicant, Seth Meyers 10601 Fulton St, Brighton, CO addressed the commission. Applicant answered questions by the commission regarding material storage, hazardous materials, retention pond, manufacturing of glue, time-frame for parking lot and warehouse expansion, and branding.

Site Manager, Bill Hack, 10601 Fulton St, Brighton, CO presented a slideshow while conducting a brief overview of BASF's products and processes.

The meeting was open to the public. There being no further discussion on the request, a motion was requested.

Commissioner Jones made the following motion: "I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Conditional Use Permit for the property located at 10601 Fulton Street contained in case CU-116-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit subject to the following conditions:

A. The applicant shall remain compliant with all standards regulating their operations.

B. The applicant shall provide any updates or changes to the BASF Brighton Integrated Contingency Plan within 30 days of said updates or changes.

C. This Conditional Use Permit allows for adhesive manufacturing on the subject property. This Conditional Use Permit is not attached to and does not run with the property for which it is granted. Any change in ownership shall require the issuance of a new conditional use permit."

Commissioner Thomas seconded the motion.

*Popiel, Yes
Jones, Yes
Cammack, Yes
Yost, Yes*

Thomas, Yes

5 yes, motion passed.

Board Business:

The next Planning Commission meeting will be held on January 9th.