

## COMMERCE CITY PLANNING COMMISSION

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**CALL TO ORDER:** Chairman J.E. "Mac" McFarlin called the meeting to order at 6:00 p.m.

**PLEDGE:** Chairman McFarlin led the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL:** Lorena Ruiz called roll. **Present:** McFarlin, Dreiling, Cammack Jones and Robertson.

**OTHERS PRESENT:** Steve Timms, Planning Manager  
Caitlin Hasenbalg Long, Planner  
Domenic Martinelli, Planner  
Robert Sheesley, Interim City Attorney  
Kerry Romero, Administrative Supervisor  
Lorena Ruiz, Administrative Specialist

Commissioner MacCallum was present in the audience.

**MINUTES:** Commissioner Jones made a motion to approve the minutes of the March 1, 2016 meeting. Commissioner Robertson seconded motion.

Jones	Yes
Robertson	Yes
Cammack	Yes
Dreiling	Yes
McFarlin	Yes

5 yes, Motion passed

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

**Z-933-16: Eric Bush is requesting a zone change from I-2 to C-3 for the property located at 5844 Dahlia Street.** Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Ms. Hasenbalg Long reviewed the staff report and presentation, including the Development Review Team's recommendation for approval. A concurrent variance request was approved by the Board of Adjustment on April 12, 2016.

The commission asked questions regarding marijuana boundaries and development partnerships with adjacent property owners.

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Mr. Jeff Wittebort, 7282 E. Hamilton Circle, Centennial, agreed with staff's presentation and was available for questions. He stated the use is ideal for the property. Chairman McFarlin opened the hearing to the public. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

**Motion:**

Commissioner Robertson made a motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 5844 Dahlia Street contained in case Z-933-16 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change."

Commission Jones seconded the motion.

Robertson	Yes
Cammack	No
Dreiling	No
Jones	Yes
McFarlin	Yes    3 yes, 2 No    Motion passed

**Z-896-11-12-16: DIA Tech Center LLC is requesting a zone change from AG (Agricultural) to PUD (Planned Unit Development) for employment uses for two parcels (PIN 172300000103 and PIN 172300000104) generally located north of E. 81st Avenue and west of Tower Road.** Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Mr. Timms reviewed the staff report and presentation, including the Development Review Team's recommendation for approval. The purpose for the request is to reflect the current market demand and develop a master planned employment development. He noted that no residential uses are proposed for the area.

The commission asked questions regarding the location of the airport van rental facility, dedication of 81<sup>st</sup> Avenue, and ownership of existing airport parking lot site.

Chris Thompson, 5753 Shasta Circle, Littleton, stated the DIA Tech Center has been a five year project. He added that there is current interest for development in the proposed area.

There being no other persons present to testify, the public testimony portion of the 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 PUD Zone Document Amendments for the property located at approximately north of E. 81<sup>st</sup> Avenue and west of Tower Road known as the DIA Tech Center Development contained in case Z-896-11-12-16 meets the criteria of the Land

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Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendments."

Commission Dreiling seconded the motion.

Jones	Yes
Dreiling	Yes
Cammack	Yes
McFarlin	Yes
Robertson	Yes 5 yes, Motion passed

### **Commission Business:**

Staff provided updates regarding the status of the annual city tour and the Planning Commission case report requested at the March 2016 meeting.

The Commission discussed creating a policies and procedures handbook which would include the guidelines defined in the State Statute. Staff will research what other municipalities have in place and will report findings to help aid the Commission with the creation of the handbook.

### **Staff Business:**

Mr. Timms introduced Planner Domenic Martinelli who recently joined the City's Planning Division full time. At the Commission's request, Mr. Timms provided updates regarding the 6-plex development project at 6440 E. 64th Avenue, Highway 2 widening project, and the Mile High Greyhound Park development.

### **Attorney Business:**

Mr. Sheesley reported that Deputy City Attorney Karen Stevens was no longer with the City. He announced that Colorado Municipal League Attorney Rachel Allen will be joining the City Attorney's office to assist with Boards and Commissions.

### **Adjournment:**

There being no further business to discuss, Chairman McFarlin adjourned the meeting at 6:59 p.m.

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J.E. "Mac" McFarlin  
Chairman

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Lorena Ruiz,  
Administrative Specialist