

PLANNING COMMISSION

Commerce City Planning Commission
December 2, 2015

Commerce City Civic Center
Page 2

**Note: Cases CU-108-15 and S-629-15 were presented together.*

CU-108-15: RCI Investments, LLC is requesting a conditional use permit for the expansion of an existing recycling facility at 9985 E. 104th Avenue, zoned I-3.

S-629-15: RCI Investments, LLC is requesting approval of the Marathon Subdivision Amendment No. 2, a request to consolidate two lots into one, at 9985 E. 104th Avenue, zoned I-3

Ms. Stevens asked that the record reflect that the files contained the relevant notification and publication information. Ms. Long reviewed the staff reports and presentations. The Development Review Team determined the requests contained in the applications met the approval criteria. Therefore, the DRT recommended that the Planning Commission forward both requests to the City Council with favorable recommendations.

Bob Fleming, 2090 E 104th Avenue, Thornton, Colorado, agreed with staff's presentation and the conditions for approval. The Commission had no questions and Chairman McFarlin opened the hearing to the public. Noting that no person indicated a desire to testify, he closed the public hearing and requested two separate motions.

CU-108-15 Motion:

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 9985 East 104th Avenue contained in case CU-108-15 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:

1. The conditional use permit will expire on December 21, 2018. A renewal of the conditional use permit in accordance with the Land Development Code will be required to extend operations beyond this date.
2. The materials accepted for recycling will be limited to those shown on the list included with the submitted narrative dated September 17, 2015. Any additional materials will require an amendment to the CUP.
3. Whole crushed cars can be stored on the site for no longer than 72 hours. No vehicle crushing will be allowed to occur on the site, and no storage of inoperable vehicles will be permitted.
4. Except for landscaping, the site must be developed according to the approved development plan dated October 29, 2015, including fencing and paving, prior to commencement of the expansion to the east side of the property. Separate fencing and grading permits will need to be submitted, and final inspections approved, before such expansion can occur.

PLANNING COMMISSION

Commerce City Planning Commission
December 2, 2015

Commerce City Civic Center
Page 3

5. Landscaping must be installed as shown on the approved landscape plan dated October 29, 2015, by September 21, 2016.
6. The applicant shall notify the Community Development Department in writing if the recycling facility is ever discontinued by Recycling Connections, Inc.”

Commissioner Dreiling seconded the motion.

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

S-629-15 Motion:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested Final Plat for the property located at 9985 East 104th Avenue contained in case S-629-15 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the” Commissioner Cammack seconded the motion.

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