

Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Draft

Tuesday, March 10, 2020

5:30 PM

Council Chambers

Zoning Board of Adjustment

Call to Order

Chairman Leffel called the meeting to order at 5:30.

Pledge of Allegience

The Pledge of Allegiance was recited.

Roll Call

Alexa Ullom called roll. All present affirmed.

Present 5 - Board Member Gene Leffel, Alternate Board Member Chris Gronquist, Board Member Chris Kuhn, Board Member David Brinkerhoff, and Board Member Ellen Haug

Staff in attendance:

Jason Rogers, Community Development Director
Steve Timms, Planning Manager
Jennifer Jones, Principal Planner
Matt Hader, City Attorney
Domenic Martinelli, Planner
Jessica Main, Administrative Specialist
Alexa Ullom, Administrative Specialist

Approval of Minutes:

Min 20-43 Meeting Minutes from June 11, 2019

Attachments: [Meeting Minutes](#)

A motion was made by Boardmember Brinkerhoff, seconded by Vice Chairman Haug, that these minutes be approved. VOTE:

Aye: 4 - Board Member Leffel, Board Member Kuhn, Board Member Brinkerhoff and Board Member Haug

Abstained: 1 - Alternate Board Member Gronquist

Case(s):

Pres 20-122

A-1749-H-20: AT&T is requesting a height exception to allow for the construction of a concealed telecom facility at a height of 70' for the property located at 10391 Luther Court, zoned Buckley Ranch PUD (Planned Unit Development District).

Attachments:

[Project Report](#)
[Vmap](#)
[Site Drawings and Elevations](#)
[Renderings](#)
[Applicant Narrative](#)
[Applicant Supplemental Narrative](#)
[Neighborhood Meeting Summary](#)

Domenic Martinelli, Planner, introduced himself and the case. Seeing that all posting and related legal requirements were included with the case folder, Planner Martinelli presented A-1749-H-20 and noted DRT recommendation of approval.

Discussion from the board involved what developments were in the works in the surrounding areas of the property site, colocation of the telecommunications facilities and how many users would use the tower, the maximum height for a use-by-right, who will provide landscaping and will maintain landscaping, and the color requirements for the masonry portion of the tower.

Seeing no further questions for the planner, Chairman Leffel invited the applicant to speak.

*John Marriot, 9763 Ironstone Place, Parker, CO
Applicant introduced themselves and made themselves available for questions.
Applicant stated that the cross portion of the tower will not be painted any different color and would match the color of the tower. Discussed that AT&T has customers that need better coverage in the area which is why the height exception is requested.
Applicant discussed that only two carriers would be allowed on this tower including AT&T. Applicant invited colleague to speak on behalf of the metro area coverage.*

*Dustin Dipentino, 23466 Currant Drive, Golden, CO
Applicant showed map of how new tower would increase coverage to area by connecting with adjacent towers and discussed different types of coverage.*

Seeing no further questions, Chairman Leffel invited the public to speak.

Seeing no public comment, Chairman Leffel called for a motion.

A motion was made by Boardmember Gronquist:
I move that the Board of Adjustment find that the requested Height Exception for the property located at 10391 Luther Court contained in case A-1749-H-20 meets the criteria of the Land Development Code and, based upon such finding, approve the Height Exception.
Seconded by Boardmember Brinkerhoff. VOTE:

Aye: 5 - Board Member Leffel, Alternate Board Member Gronquist, Board Member Kuhn, Board Member Brinkerhoff and Board Member Haug

Board Business:

Board asked if a city councilmember is still on the board. Staff stated that Mayor Huseman is on board but out of town at the moment.

Attorney Business:

None

Staff Business:

Planning Manager, Steve Timms introduced the board to new city staff including Alexa Ullom, Jessica Main, Jennifer Jones, and Jason Rogers. Also stated that we should be having a May meeting.

Adjournment

The meeting adjourned at 6:03.