

COMMERCE CITY PLANNING COMMISSION

August 2, 2016

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**Note: Cases S-662-16 and D-305-16 were presented together.*

S-662-16: Crown Enterprises, Inc. is requesting approval of the Aberdeen South Subdivision Replat, a request to consolidate 2 lots into 1 lot, for the property located at 10251 Newark Street, zoned I-2.

D-305-16: Crown Enterprises, Inc. is requesting approval of a development plan for a transportation terminal located at 10251 Newark Street, zoned I-2. Mr. Sheesley introduced the cases and noted that the files contained the relevant notification and publication information. Mr. Kerns reviewed the staff report and presentation, including the Development Review Team's recommendation for approval. Mr. Kerns noted a condition of approval in case Z-833-05 required Planning Commission review and City Council approval of a development plan application on the subject property.

The Commission asked questions about a traffic analysis, capacity of traffic on 104th Avenue, installation of a traffic signal and funding, and the traffic impacts caused by the railroad crossing.

Dan Onifer, 12225 Stephens Way, Warren, Michigan was present to answer questions by the Commission. He thanked staff for their assistance throughout the process. He explained there are two types of trucks onsite, highway dispatched and line haul trucks, which generate approximately 60 trips per day from 6:00 a.m. to 9:00 p.m.

The meeting was opened to the public. There being no persons present to testify, the public hearing was closed and two separate motions were requested.

Discussion on the Vote:

The Commission expressed their support for the proposal. However, they believed further review of the traffic study was required before moving forward with a recommendation for approval due to the high traffic congestion and impacts to the ingress and egress of the site. The Commission agreed to continue the Development Plan to the next scheduled meeting and move forward with making a recommendation to City Council for the Subdivision request.

S-662-16 Motion:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested Consolidation Plat for the property located at 10251 Newark Street contained in case S-622-16 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Consolidation Plat." Commissioner Dreiling seconded the motion.

Jones	Yes
Dreiling	Yes
Cammack	Yes
MacCallum	Yes

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McFarlin Yes 5 yes, Motion passed

D-305-16 Motion:

Commissioner Dreiling made the following motion “I move that the Planning Commission continue the requested Development Plan for the property located at 10251 Newark Street contained in case D-305-16 to the September 6, 2016 meeting.” Commissioner Cammack seconded the motion.

Dreiling Yes

Cammack Yes

Jones Yes

MacCallum Yes

McFarlin Yes 5 yes, Motion passed