

COMMERCE CITY PLANNING COMMISSION

May 3, 2016

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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
Robin Kerns, Planner
Paul Workman, Planner
Robert Sheesley, Interim City Attorney
Kerry Romero, Administrative Supervisor
Lorena Ruiz, Administrative Specialist

MINUTES: Commissioner Jones made a motion to approve the minutes of the April 19, 2016 meeting. Commissioner Cammack seconded motion.

Jones	Yes
Cammack	Yes
McFarlin	Yes
Dreiling	Yes
Robertson	Yes

5 yes, Motion passed

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

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Z-936-16: Tait & Associates, Inc. is requesting to rezone from PUD (Planned Unit Development) to C-2 for the property located at 15050 E. 104th Avenue. 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.

Laurie Clark, 6263 East County Road 16, Loveland, agreed with staff's presentation and was available for questioning. She stated the restaurant is franchise operated.

There being no persons present to testify, the public hearing was closed and a motion was requested.

Motion:

Commissioner Cammack made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 15050 E. 104th Avenue contained in case Z-936-16 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change."

Commissioner Jones seconded the motion.

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

CU-110-16: Travel Centers of America is requesting a Conditional Use Permit for a truck stop for the property located at 5101 Quebec Street, zoned I-1. Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Mr. Kerns reviewed the staff report and presentation, including the Development Review Team's recommendation for approval, subject to 3 conditions. A neighborhood meeting was held in February 2016 with one person in attendance. No other comments from the public have been received.

The commission asked questions about enforcement for unpermitted parking, ingress and egress turn radius along 53rd Avenue and Quebec, and traffic analysis along Quebec.

Dan Muldoon, 4484 South Routt St. Littleton, was present on behalf of the applicant. He clarified the existing storage building will be used for tire storage. The applicant will install No Parking signage to reduce illegal parking along the Quebec corridor. He explained the proposed additional parking will alleviate traffic congestion.

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Discussion on the vote:

The Commission was concerned with the existing and future traffic conditions along Quebec and requested additional review as it relates to this parking expansion. The commission believed it would be beneficial to continue the case to allow time for review before making a recommendation to City Council.

Motion:

Commissioner Cammack made the following motion “I move that the Planning Commission continue the requested Conditional Use Permit for the property located at 5101 Quebec Street contained in Case CU-110-16 to a future Planning Commission agenda.”

Commissioner Dreiling seconded the motion.

Cammack	Yes
Dreiling	Yes
McFarlin	Yes
Jones	Yes
Robertson	Yes

5 yes, Motion passed

Z-934-16: The City of Commerce City is requesting to rezone from Adams County A-3 to Commerce City Public for the property located north of E. 112th Avenue between Potomac Street and Chambers Road (PIN: 172306000013 and PIN: 172306200001). Mr. Sheesley introduced the case and noted that the file contained the relevant notification and publication information. Mr. Workman reviewed the staff report and presentation, including the Development Review Team’s recommendation for approval. The zone change and concurrent annexation cases will allow for the future development of the property as a Public Park. However, no development is proposed at this time.

In response to a question from the Commission regarding the completion timeline of the public park, Mr. Workman stated that a funding source for development has not been identified.

Chairman McFarlin opened the hearing for public comment. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

Motion:

Commissioner Robertson made the following motion “I move that the Planning Commission enter a finding that the requested Annexation Zoning for the subject properties contained in case Z-934-16 meet the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation Zoning.”

Commissioner Jones seconded the motion

Robertson	Yes
Jones	Yes

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Cammack	Yes
McFarlin	Yes
Dreiling	Yes

5 yes, Motion passed

Z-926-16: The City of Commerce City is requesting to rezone from PUD (Planned Unit Development) to Public for the property located north of E. 112th Avenue and East of Potomac Street (PIN 172306301001) for a future recreation center.
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. He stated the new Public Recreation Center will be constructed on the property. The project is part of the 2K citizen approval. The request is scheduled for City Council on May 16, 2016.

The Commission had questions regarding 112th Avenue improvements, FEMA review, and completion timelines.

Mike Vaughn, 12650 Tucson St. Henderson, was present to receive additional information on the request. He asked if the Highway 2 widening project would impact traffic flow near the proposed site.

There being no other testimony from the audience, the public 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 rezoning for the subject property contained in case Z-926-16 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the rezoning."

Commissioner Dreiling seconded the motion.

Jones	Yes
Dreiling	Yes
Cammack	Yes
McFarlin	Yes
Robertson	Yes

5 yes, Motion passed

Commission Business:

The Commission discussed sign posting along Chambers Drive, Highway 2 widening, and Community Development Block Grant meetings.

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Chairman McFarlin clarified the request on case disposition report. The commission would like to see additional actions taken on previously reviewed cases. Mr. Timms stated the monthly development review report would be a good source of information. Staff will email link to website where the report is located.

Adjournment:

There being no further business to discuss, Chairman McFarlin adjourned the meeting at 7:11p.m.

J.E. "Mac" McFarlin
Chairman

Lorena Ruiz,
Administrative Specialist