

Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com



Meeting Minutes - Draft

Tuesday, February 7, 2023

6:00 PM

This meeting will be held in person in the City Council Chambers (location above). There will be general public physical access to Council Chambers, 7887 E. 60th Ave., Commerce City, CO 80022. This meeting or virtual participation by using the Zoom link above. This meeting will be live on Channel 8 and c3gov.com/video. Zoom

Registration:

https://c3gov.zoom.us/webinar/register/WN_kd-s_DTaQk6Xf5_MV2BYuQ
Planning Commission

Call to Order

Acting Chairman Amador called the meeting to order at 6:00 pm.

Pledge of Allegiance

Roll Call

Present 4 - Commissioner Andrew Amador, Commissioner Angela VanDijk, Commissioner Garret Biltoft, and Commissioner Jordan Ingram
Absent 1 - Commissioner Roger Japp

Approval of Minutes:

[Min 23-042](#)

Approval of minutes for January 3, 2023, Planning Commission

Attachments: [Meeting Minutes January 3, 2023](#)

A motion was made by Commissioner Biltoft, second by Commissioner VanDijk, that these minutes be approved VOTE:

Case(s):

[Pres 23-087](#)

Z-967-23: Kris T. Zerr II is requesting a zone change from AG (Agricultural District) to I-2 (Medium-Intensity Industrial District), for the property located at 8442 Uinta Street, consisting of approximately 1.9 acres.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Site Plan Details](#)
 [Neighborhood Fliers](#)
 [Irondale Plan Executive Summary](#)

Acting Deputy City Attorney Sarah Geiger introduced the case and staff presenting case # Z-967-23.

Planner, Nathan Chavez presented case # Z-967-23, stating the property location to be at 8442 Uinta Street, and that the applicant is looking for a rezoning change from an Agricultural (AG) zone district to Medium-Intensity Industrial (I-2) zone district.

Mr. Chavez briefed the Commission on the property's history, from its annexation in 1988 for Agricultural zoning to the many changes of vacation, replatting, and Land Use Plan Amendment throughout 2006. The site consists of a construction contractor business with a primary office surrounded by parking on the northwest corner of the site and two storage buildings on the Northern and Southern portions of the site with outdoor storage located on the Southeast corner of the site. Thus, the site is surrounded by Commerce City industrial zoning on the South side and residential zoning on the North, in addition to Unincorporated Adams County on the North and West side consisting of a mixture of properties of residential and Industrial uses properties.

Furthermore, Nathan explain that the Development and Planning Review Committees found that the proposed request aligns with the Irondale plan and the Land Development Code approval criteria.

Acting Deputy City Attorney Sara Geiger asked for clarification if the current business KNK Construction would be the only business at the site. Mr. Chavez, responded that no other business will be coming to the site except for KNK Construction, which is already on the site.

A motion was made that by Commissioner Ingram, "I move that the Planning Commission enter a finding that the request zone change for the property located at 8442 Uinta Street contained in case # Z-967-23 meets the Criteria of the Land Development and based upon such finding recommend that the City Council approve the zoning."

Seconded by Commissioner, VanDijk.

Ayes: 4 - Commissioner Amador, Commissioner VanDijk, Commissioner Biltoft and Commissioner Ingram

Board Business:

None

Attorney Business:

None

Staff Business:

Planning Manager Steve Timms reported that the Planning Commission has a regular vacancy and is open for applications from community members and the Planning Commission Alternates. Additionally, Mr. Timms stated that once the Commission is complete with five members, the Commission can then have an Election of Officers.

Mr. Timms then reported that he anticipates having a March 7, 2023, Planning Commission Meeting.

Adjournment

Acting Chairman Amador adjourned the meeting at 6:18 PM