

# Commerce City

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



## Meeting Minutes - Final

Tuesday, November 1, 2022

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\\_c1ANBeuQQgals942QprK9A](https://c3gov.zoom.us/webinar/register/WN_c1ANBeuQQgals942QprK9A)**

**Planning Commission**

## Call to Order

*This meeting was called to order at 6:00 p.m.*

## Pledge of Allegiance

## Roll Call

*Staff in Attendance:*

*Matt Hader, Interim City Attorney  
Steve Timms, Planning Manager  
Tricia McKinnon, Community Development Manager  
Jennifer Jones, Principal Planner  
Harry Brennan, Planner  
Evelyn Flores, Planning Commission Liaison  
Linda Bertr ne-Gonzales, Planning Commission Liaison*

**Present** 5 - Commissioner Andrew Amador, Commissioner Angela VanDijk, Commissioner Garret Biltoft, Chair Jonathan Popiel, and Commissioner Jordan Ingram

## Approval of Minutes:

[Min 22-291](#)

Minutes of the October 04, 2022 Planning Commission Meeting

**Attachments:** [PC Meeting Minutes 10.04.22](#)

**A motion was made by Commissioner Ingram, seconded by Commissioner Biltoft, that this Minutes be approved VOTE:**

**Ayes:** 4 - Commissioner Amador, Commissioner Biltoft, Chair Popiel and Commissioner Ingram

**Abstentions:** 1 - Commissioner VanDijk

## Case(s):

[Pres 22-596](#)

Z-981-22: 5441 Quebec LLC is requesting a rezoning from Medium-Intensity Industrial District (I-2) to Regional Commercial District (C-3) for the properties located at 5441 and 5451 Quebec Street (PIN# 182317106020 and PIN# 182317106021)

**Attachments:**    [Staff Report](#)  
[Vicinity Map](#)  
[Applicants Narrative](#)  
[Site Plan](#)  
[Comment Letter: Parks](#)  
[Comment Letter: Planning](#)  
[Comment Letter: Public Works](#)  
[Comment Letter: South Adams County Fire Department](#)  
[Sign Posting Affidavit](#)  
[Legal Notice](#)  
[Applicant Presentation](#)

*Matt Hader, Interim City Attorney, introduced the case and staff presenting the case.*

*Planner, Harry Brennan, presented the requested rezoning from Medium-Intensity Industrial District (I-2) to Regional Commercial District (C-3) for the properties located at 5441 and 5451 Quebec Street.*

*Chairman Popiel opened discussion for the public to comment.*

*Steve Douglas commented as a member of the public via zoom in opposition of the case because of possible future use as a retail marijuana establishment.*

*Seeing there were no other comments from the public or the Commission, Chairman Popiel closed the discussion.*

**A motion was made by Commissioner Amador, "I move the Planning Commission to enter a finding that the requested zone change for the properties located at 5441 Quebec Street and 5451 Quebec Street contained in case Z-981-22 meets the criteria of the Land Development Code and based upon such findings recommend that the City Council approve the zone change.", seconded by Commissioner VanDijk, that this Presentation is recommended for approval VOTE:**

**Vice-chair Amador commented on the concerns from one of the members of the public. The Vice-chair notes that the zone change would not impact the existing retail marijuana, as it is an allowed use in both the existing and proposed zone districts.**

**Ayes:** 5 - Commissioner Amador, Commissioner VanDijk, Commissioner Biltoft, Chair Popiel and Commissioner Ingram

**Action Items:**

*None*

**Board Business:**

*None*

**Attorney Business:**

*None*

**Staff Business:**

*Steve Timms, Planning Manager noted a few cases will be scheduled for December's Planning Commission as well as wishing everyone a happy Thanksgiving.*

**Adjournment**

*Chairman Popiel adjourned the meeting at 6:16 p.m.*