



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, June 6, 2023

6:00 PM Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The meeting will be live on Channel 8 and c3gov.com/video. Zoom Registration: https://c3gov.zoom.us/webinar/register/WN_MLR-cZl6SmCLIRoUkka-FQ

Meetings occur in person in the City Council Chambers (location above). The public can watch meetings live at c3gov.com/Video or on CCTV Channel 8. The Zoom link above allows virtual public participation with advanced registration.

Call to Order

Meeting called to order 6:05 pm

Roll Call

Present 5 - Commissioner Andrew Amador, Commissioner Debra Eggleston, Commissioner Garret Biltoft, Commissioner Roger Japp, and Alternate Commissioner Steven J. Douglas

Pledge of Allegiance

Approval of Minutes:

[Min 23-156](#) Planning Commission Draft Minutes

Attachments: [PC Minutes 5_16_23](#)

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

Ayes: 5 - Commissioner Amador, Commissioner Eggleston, Commissioner Biltoft, Commissioner Japp and Alternate Commissioner Douglas

Case(s):

[Pres 23-377](#) Z-988-23: Kum & Go L.C.

Attachments: [Zone Change Report](#)
[Ordinance](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Traffic Study Draft](#)
[Prelim Drainage Report](#)

City attorney, Matt Hader, presented the case and the planner, Stacy Wasinger.

City Planner Stacy Wasinger presented the case.

The applicant Krista Houstens, 6471 E Florida Ave Denver, CO presented and spoke how their proposal is in compliance with the city requirements.

Chairperson Amador thanked the applicant for their time and Commissioner Douglas had a comment on what the city will do to remain consistent. There was further conversation that there will be 8 islands, not have diesel fuels, and noted that they will not have charging ports.

Chairperson Amador had a question on the current zoning since I-2 sales allowance, but staff noted that convenience sales is not allowed but fuel sales is. There was further discussion on the traffic study along Eudora and the concerns on big trucks coming in and the access points. Commissioner Japp had a similar question on the traffic study and commented if staff can find a way to mitigate that intersection in the future. Ben Gonzalez, Public Works Engineer, approached the podium and said that he was the staff working on this and did not include a mitigation, he also said that the north bound and south bound on 72nd ave., is a stop condition, meaning that the traffic study that was delivered did not provide a low level service. They said that the applicant can apply for a traffic variance.

Seeing no further comments, and no virtual comments, chairperson Amador asked for a motion.

Chairperson Biltoft called for a motion: " I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 7160 Eudora Drive contained in case Z-988-23 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change."

Ayes: 4 - Commissioner Eggleston, Commissioner Biltoft, Commissioner Japp and Alternate Commissioner Douglas

Nays: 1 - Commissioner Amador

[Pres 23-378](#)

S-740-19-23: Oakwood Homes Reunion Village 8 Filing No. 1 Final Plat

Attachments: [Subdivision Report](#)
[Resolution](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[Development Agreement](#)
[Final Drainage Report](#)
[Traffic Report](#)
[Approved Traffic Variance](#)
[Referral Agency Comments](#)

Deputy City Attorney called the case and introduced the planner Jennifer Jones. Asked that they bring the applicant forward for a hearing.

Jeff Mark ,Terracina Design, on behalf of Oakwood asked for a continuance of the case. Hader asked for a motion to be held on a particular date. Called for Jim Hayes and he also requested July 05th. Matt Hader wanted to state on record that they are trying to come up with a date so that the burden doesn't fall on the applicant again. Seeing that the board is split on availability if they can hold a quorum, they called for a recess at 6:47 to reach out to another applicant.

Chairperson Amador asked to be amended as August 01, 2023 to be the continuance date. Jim Hayes accepted. A motion was called by Chairperson Amador.

Biltoft made a motion to "continue the case S-740-19-2 in August 01, 2023"

Ayes: 5 - Commissioner Amador, Commissioner Eggleston, Commissioner Biltoft, Commissioner Japp and Alternate Commissioner Douglas

[Pres 23-379](#)

S-778-20-23: Oakwood Homes Reunion Ridge Filing No. 2

Attachments: [Subdivision Report](#)
[Resolution](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Development Agreement](#)
[Final Plat](#)
[Final Drainage Report](#)
[Traffic Letter](#)
[Referral Agency Comments](#)

Deputy City Attorney presented the case and the planner Mike Rosso.

Rosso presented the case. Chairperson thanked staff and asked invited

Jeff Mark Terracina Design E George Ave., Denver, CO 80221 thanked staff for their time in this report and presented on Filing 2 and Filing 3 and how it meets all city

standards.

Chairperson asked if the board had any questions. Chairperson Douglas thanked the applicant and there was discussion that the width of the streets meet city standards, which are visible on the plat itself and asked if there are drainage improvements on 96th. Planning Manager informed the board that there are standards that the city has to meet.

Chairperson thanked Oakwood and staff with the thought of the network of the roads and the amount of parking then asked if there were any public or virtual comments.

Seeing none, Chairperson asked for a motion.

Board member Eggleston motioned: " I move that the Planning Commission enter a finding that the requested Reunion Ridge Filing No. 2 and Filing No. 3 Final Plats contained in cases S-778-20-23 meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Final Plats."

Ayes: 4 - Commissioner Amador, Commissioner Eggleston, Commissioner Biltoft and Commissioner Japp

Nayes: 1 - Alternate Commissioner Douglas

[Pres 23-380](#)

S-810-21-23: Oakwood Homes Reunion Ridge Filing No. 3

Attachments: [Subdivision Report](#)
[Resolution](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[Development Agreement](#)
[Final Drainage Report](#)
[Traffic Letter](#)
[Referral Agency Comments](#)

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and the amount of parking then asked if there were any public or virtual comments.

Seeing none, Chairperson asked for a motion.

Board member Eggleston motioned: "I move that the Planning Commission enter a finding that the requested Reunion Ridge Filing No. 2 and Filing No. 3 Final Plats contained in cases S-810-21-23 meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Final Plats."

Ayes: 5 - Commissioner Amador, Commissioner Eggleston, Commissioner Biltoft, Commissioner Japp and Alternate Commissioner Douglas

Board Business:

Biltoft that cases with PUD documents to be included with the case files to be a part of the packet and how the case references to the PUD. Douglas thanked staff for dinner

Attorney Business:

None

Staff Business:

Wanted clarification on the July 05th Planning Commission Meeting. Staff called for a motion to cancel for the July 05th meeting. Wanted to schedule for a study session around June 15th, staff to reach out with other possible dates. Staff will reach out to commissioners. Staff also pointed out that there is a joint meeting on Planning Commission and City Council for the Comprehensive Plan on Monday, July 24th. Staff announced that Commissioner Cammack was pointed out as a Planning Commissioner on Monday, June 05th.

Douglas called for a motion to cancel the July 05th meeting.

Adjournment

Chairperson Amador concluded the meeting 7:37pm