

PLANNING COMMISSION

Commerce City Planning Commission
May 5, 2015

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Z-923-15: Scott Josefik requests to rezone from C-3 to R-1 for the property located at 6310 Poplar St. Ms. Stevens introduced the case and asked the record reflect that the file contained the relevant notification and publication information. Ms. Hasenbalg-Long reviewed the staff report and the presentation, including the Development Review Team's recommendation for approval. She added that the applicant submitted a Fee Waiver Request which would require a separate motion for approval.

Mike Obert, 8380 Counter Drive, Trustee with Mountain View Church, was present on behalf of the applicant. He stated the home provides Section 8 housing and is currently occupied by a family. The only money they receive for the property is from Section 8 housing. The improvement is to help the tenants. At some point, when Pastor Josifek retires, it may be used for a parsonage, which is not expected for a while. The plan is to continue using the home as a low income housing unit, at least for the next five years.

The Commission suggested that staff consider making approval of the fee waiver administratively if it is under a certain amount as it would be cost-efficient.

Chairman McFarlin opened the hearing for public comment. There being no public comment, the public hearing was closed and two separate motions were requested.

Zone Change Motion:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 6310 Poplar Street contained in case Z-923-15 meets the criteria of the Land Development Code and, based upon such finding, recommend the City Council approve the Zone Change."

Commissioner Dreiling seconded the motion.

Cammack	Yes	
Dreiling	Yes	
Jones	Yes	
McFarlin	Yes	
Robertson	Yes	All in favor. Motion passed.

Fee Waiver Motion:

Based upon the use of the property as Section 8 housing, Commissioner Dreiling made the following motion: "I move that the Planning Commission recommend to City Council to approve the entire fee refund as requested."

Commissioner Jones seconded the motion.

Cammack	Yes	
Dreiling	Yes	
Jones	Yes	
McFarlin	Yes	
Robertson	Yes	All in favor. Motion passed