

# COMMERCE CITY PLANNING COMMISSION

January 3, 2017

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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:** Domenic Martinelli, Planner  
Steve Timms, Planning Manager  
Matt Hader, Deputy City Attorney  
Maria D’Andrea, Director of Public Works  
Candice Alexander, Administrative Specialist  
Lorena Ruiz, Administrative Specialist

Alternate Commissioner Thomas was present in the audience.

**MINUTES:** Commissioner Jones made a motion to approve the minutes of the December 6, 2016, meeting. Commissioner Robertson seconded motion.

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

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

## **Rules of Procedure**

Commissioner Jones made a motion to approve the rules of procedure. Commissioner Dreiling seconded the motion.

Jones	Yes	
Dreiling	Yes	
Cammack	Yes	
McFarlin	Yes	
Robertson	Yes	5 – Yes, Motion passed.

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*Note: Cases S-668-17 and Z-939-17 were presented together.*

**S-668-17: San Souci Enterprises is requesting approval of The District Subdivision for the property located at 5850 Dahlia Street.**

**Z-939-17: San Souci Enterprises is requesting to rezone the property located at 5850 Dahlia Street from I-2 to C-3 & I-1.**

Mr. Hader introduced both cases and noted they would be presented together. He asked that the record reflect the files contained the relevant notification and publication information. Mr. Martinelli presented the staff reports and presentation including the Development Review Team's recommendation for approval.

Caitlin Quander, 410 Seventeenth Street, Denver, legal counsel for the applicant, agreed with staff's presentation. She stated the site is appropriate for commercial development due to the location. She stated that approximately 20 new jobs would be created by the proposed development.

David Soucie, 433 South Basalm Street, Lakewood, stated the site is a great location for business because it is a gateway into the city.

Nicole Delmage, 4420 Zuni Street, Denver, is the architect for the project. She discussed the design of the building.

The commission asked about site access, parking allowance for all proposed uses, and potential use for a concert venue. In response, staff explained that a change in use to a concert venue would initiate an entirely separate development review process.

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

### **S-668-17 Motion:**

Commissioner Robertson made the following motion "I move that the Planning Commission enter a finding that the requested Final Plat for the properties located at 5846 and 5850 Dahlia Street contained in case S-668-17 meet the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat."

Commissioner Jones seconded motion

Robertson	Yes
Jones	Yes
Cammack	Yes
Dreiling	Yes
McFarlin	Yes

5 – Yes, Motion passed.

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### **Z-939-17 Motion:**

Commissioner Jones made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for the properties located at 5846 & 5850 Dahlia St. contained in case Z-939-16 meet the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change.”

Commissioner Cammack seconded motion.

Jones	Yes
Cammack	Yes
Dreiling	Yes
McFarlin	Yes
Robertson	Yes

5 – Yes, Motion passed.

### **Ordinance 2120: The City of Commerce City is requesting to update Section 21-9230 of the Land Development Code as it relates to water acquisition fees.**

Mr. Timms reviewed the staff report and presentation including the Development Review Team’s recommendation for approval. He noted that a study session was held with City Council in November 2016 at which time staff was directed to prepare an amendment to the LDC to remove the 10% escalator clause for all new developments.

### **Motion:**

Commissioner Jones made the following motion “I move that the Planning Commission recommend that City Council approve Ordinance #2021, an ordinance amending the Commerce City Land Development Code.”

Commissioner Dreiling seconded the motion.

Jones	Yes
Dreiling	Yes
Cammack	Yes
McFarlin	Yes
Robertson	Yes

5 – Yes, Motion passed.

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### **Commission Business:**

Chairman McFarlin and Commissioner Robertson announced that they would not be renewing their terms on the Commission. Staff thanked them for their many years of service.

### **Adjournment:**

There being no further business to discuss, Chairman McFarlin adjourned the meeting at 6:52p.m.

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Joseph Dreiling  
Acting Chairman

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Lorena Ruiz,  
Administrative Specialist