

# COMMERCE CITY PLANNING COMMISSION

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April 4, 2017

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**CALL TO ORDER:** Acting Chairman Joseph Dreiling called the meeting to order at 6:00 p.m.

**PLEDGE:** Acting Chairman Joseph Dreiling led the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL:** Lorena Ruiz called roll. **Present:** Dreiling, Cammack, Frank, Jones, Popiel.

Alternate Commissioner Thomas was present in the audience.

**OTHERS PRESENT:** Steve Timms, Planning Manager  
Paul Workman, Planner  
Matt Hader, Deputy City Attorney  
Candice Alexander, Administrative Specialist  
Lorena Ruiz, Administrative Specialist

Mr. Jonathan Popiel was introduced as a new member to the commission.

**MINUTES:** Commissioner Popiel abstained from voting on the approval of minutes because he was not present at the March 7, 2017 meeting.

Commissioners Jones made a motion to approve the minutes of the March 7, 2017 meeting. Commissioner Cammack seconded the motion.

4, yes, motion passed

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

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**Z-943-17: Mid-Rail Real Estate, LLC is requesting Planning Commission review of a PUD Concept Schematic for a rail-served industrial park located in the Irondale Neighborhood.** Mr. Hader introduced the case and noted it would be a presentation item only. Mr. Workman reviewed the presentation. He stated the PUD concept schematic process would allow early and informal feedback to the applicant before the submittal of a PUD zone document. He explained the Development Review Team determined the uses generally comply with the heavy industrial designation.

Mr. Rob Thorsheim, 1294 Xenon Street, Golden, Colorado, was present on behalf of the applicant. He explained the rail spur would have an automated lift system that would allow efficient transport of steel to the site. It is not in the applicant's interest to pursue a Conditional Use Permit request because of the potential time limits and revocation. The PUD zoning would allow the applicant to make significant updates to the site for long term use. He discussed connectivity to the site, easement agreements, drainage impacts, landscape plans, right-of-way improvements, and fencing requirements.

Mr. Rod Fisher, 7589 East 122nd Avenue, Thornton, stated the peak hours for rail activity would occur during the third shift. He confirmed the rail spur would not hold stopped cars and therefore fire and emergency access would not be affected. Mr. Fisher stated the rail spur would help reduce truck traffic.

The commission asked questions about drainage, landscaping, Ulster Street vacation, increased traffic, Irondale connectivity, and future road improvements. They expressed concern with the connectivity impacts the rail spur would impose on the residents of the area. The Commission expressed their general support of the request and thanked the applicant for their presentation.

### **Commission Business:**

The election of officers was held. Mr. Dreiling was elected Chairman and Mr. Cammack was elected Vice-Chairman.

### **Adjournment:**

There being no further business to discuss, Acting Chairman Dreiling adjourned the meeting at 7:08 p.m.

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Joseph Dreiling  
Chairman

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Lorena Ruiz,  
Administrative Specialist