

# COMMERCE CITY PLANNING COMMISSION

May 2, 2017

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- CALL TO ORDER:** Chairman Dreiling called the meeting to order at 6:00 p.m.
- PLEDGE:** Chairman 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.
- OTHERS PRESENT:** Steve Timms, Planning Manager  
Robin Kerns, Planner  
Matt Hader, Deputy City Attorney  
Candice Alexander, Administrative Specialist  
Lorena Ruiz, Administrative Specialist
- MINUTES:** Commissioners Jones made a motion to approve the minutes of the April 4, 2017 meeting. Commissioner Cammack seconded the motion.
- |          |     |
|----------|-----|
| Jones    | Yes |
| Cammack  | Yes |
| Dreiling | Yes |
| Frank    | Yes |
| Popiel   | Yes |
- 5 Yes, Motion passed
- CASES:** The Planning Commission heard the following case.  
*Proceedings continued on the following pages.*

**Z-781-02-04-05-06-10-17: Shea Homes is requesting the approval of annexation zoning to Commerce City's Reunion Planned Unit Development (PUD) zoning designation for the property with PIN: 172300000279 located north of E. 104th Avenue between Potomac Street and Chambers Road.** Mr. Hader introduced the case and asked that the record reflect the files contained the relevant notification and publication information. Mr. Timms reviewed staff report and presentation, including the Development Review Team's recommendation for approval. Mr. Timms noted a concurrent annexation application was under review

Mr. Ryan McDermid, 1805 Shea Center Drive, Highlands Ranch, addressed the commission on behalf of the applicant. In response to a question by the Commission, he stated the future plan for the subject property is to develop it as a part of Reunion Village 8 site development. He further explained the site was selected for development because of the existing infrastructure in the area.

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Chairman Dreiling opened the hearing for public comment. Noting that no person indicated a desire to testify, he closed the hearing and requested a motion.

### **Motion:**

Commissioner Jones made the following motion “I move that the Planning Commission enter a finding that the requested Annexation Zoning for the subject property contained in case Z-781-02-04-05-06-10-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Annexation Zoning.” The motion was seconded by Commissioner Cammack.

Jones	Yes	
Cammack	Yes	
Dreiling	Yes	
Frank	Yes	
Popiel	Yes	5 Yes, Motion passed

### **Z-932-17: AP Caissons is requesting approval to rezone the property located at 10020 Havana Street from Agricultural (AG) to Medium Intensity Industrial (I-2).**

Mr. Hader introduced the case and asked that the record reflect the files contained the relevant notification and publication information. Mr. Kerns presented the staff report and presentation including the DRT recommendation for approval.

The Commission asked questions regarding the size of the retention pond, existing services from South Adams County Water and Sanitation District, if the house would remain occupied, and what type of services would be provided by the business.

Earl Hood, 10810 Weld County Road 22, Fort Lupton, addressed the commission. He explained the primary use of the site would be for parking and maintenance of trucks and company vehicles.

Chairman Dreiling opened the hearing to the public.

Mr. Timothy J. MacManus, 1650 Fillmore Street, Denver, expressed his opposition to the request. Mr. McManus is the owner of the adjacent property to the south. He stated there is inadequate access to the site and presented a site plan illustrating the current access. The site plan was added as an exhibit to the case file.

### **Motion:**

Commissioner Frank made the following motion “I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 10020 Havana Street contained in case Z-932-17 meets the criteria of the Land Development Code and,

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based upon such finding, recommend that the City Council approve the Zone Change.” Commissioner Jones seconded the motion.

Frank	Yes	
Jones	Yes	
Cammack	Yes	
Dreiling	Yes	
Popiel	Yes	5 Yes, Motion passed

**Ordinance 2127: The City of Commerce City is requesting to amend Section 21-5214 of the LDC dealing with alcohol establishments within the City:** Mr. Hader introduced the action item. Mr. Timms reviewed the staff report and presentation including the Development Review Team’s recommendation for approval. A study session was held in March 2017 with City Council to discuss the request. As a result of the study session, staff is requesting to reduce the distance requirement in effort to be a more business friendly community.

**Motion:**

Commissioner Cammack made the following motion “I move that the Planning Commission recommend that City Council approve Ordinance No. 2127, an ordinance amending the Commerce City Land Development Code.” Commissioner Jones seconded the motion.

Cammack	Yes	
Jones	Yes	
Dreiling	Yes	
Frank	Yes	
Popiel	Yes	5 Yes, Motion passed

**Adjournment:**

There being no further business to discuss, Chairman Dreiling adjourned the meeting at 6:45 p.m.

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Joseph Dreiling  
Chairman

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Lorena Ruiz,  
Administrative Specialist