

COMMERCE CITY PLANNING COMMISSION

June 6, 2017

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CALL TO ORDER: Chairman Joseph 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 and Popiel.

OTHERS PRESENT: Jenny Axmacher, Planner
Steve Timms, Planning Manager
Rachel Allen, Senior Assistant City Attorney
Robert Sheesley, City Attorney
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 May 2, 2017, meeting. Commissioner Cammack seconded 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.

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Note: Cases CU-81-08-10-12-17 and CU-82-08-10-12-17 were presented together.

CU-81-08-10-12-17: Rocky Mountain Recycling is requesting renewal of a Conditional Use Permit for salvage yard operations at 6495 Brighton Boulevard, zoned I-3

CU-82-08-10-12-17: Rocky Mountain Recycling is requesting renewal of a Conditional Use Permit for salvage yard operations at 6541 Brighton Boulevard, zoned I-3.

Ms. Allen introduced both cases and noted there would be one presentation. She asked that the record reflect the files contained the relevant notification and publication information. Ms. Axmacher presented the staff report and presentation including the Development Review Team's recommendation for approval, subject to conditions.

In response to a question by the Commission, Ms. Axmacher explained the DRT recommended ending the renewal period for the cases because the location is appropriate for the uses, the applicant has made significant upgrades to the site, and the applicant is in compliance with the original conditions.

Brian Henesey, 6510 Brighton Boulevard, thanked the commission for reviewing the cases. He stated Rocky Mountain Recycling has been in operation at the subject property since 2008 and would like to continue a long term business in Commerce City. In response to questions by the Commission, Mr. Henesey stated business has improved and remains stable without a need for layoffs. There are approximately 90 people employed by Rocky Mountain Recycling.

The meeting was opened to the public.

Joy Bishop, 6751 E. 64th Avenue, expressed her support for the request. She stated the landscape and fencing upgrades have improved the area.

There being no further discussion on the request, two separate motions were requested.

CU-81-08-10-12-17 Motion:

Commissioner Cammack made the following motion "I move that the Planning Commission enter a finding that the requested Conditional Use Permit for the property located at 6495 Brighton Boulevard contained in case CU-81-08-10-12-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit." Commissioner Jones seconded motion

Cammack	Yes
Jones	Yes
Dreiling	No
Frank	No

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Popiel No 2 Yes, 3 No, Motion Failed.

CU-81-08-10-12-17 Motion:

Commissioner Popiel made the following motion “I move that the Planning Commission enter a finding that the requested Conditional Use Permit for the property located at 6495 Brighton Boulevard contained in case CU-81-08-10-12-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit, subject to the following conditions:

- A. The Conditional Use Permit is granted to the applicant only with no right of assignment unless a revision to the Conditional Use Permit is approved by the City Council after review by the Planning Commission.
- B. The hours of operation shall be limited to between 6 am and 10 pm, with no operation of large machinery or movement of heavy materials after 9 pm. ”

Commissioner Frank seconded motion

Popiel Yes
Frank Yes
Cammack Yes
Dreiling Yes
Jones Yes 5 Yes, Motion Passed.

CU-82-08-10-12-17 Motion:

Commissioner Popiel made the following motion “I move that the Planning Commission enter a finding that, subject to certain conditions, the requested Conditional Use Permit for the property located at 6541 Brighton Boulevard contained in case CU-82-08-10-12-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit subject to the following conditions:

- A. The Conditional Use Permit is granted to the applicant only with no right of assignment unless a revision to the Conditional Use Permit is approved by the City Council after review by the Planning Commission.
- B. The hours of operation shall be limited to between 6 am and 10 pm, with no operation of large machinery or movement of heavy materials after 9 pm.”

Commissioner Frank seconded motion

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Popiel	Yes	
Frank	Yes	
Cammack	Yes	
Dreiling	Yes	
Jones	Yes	5 Yes, Motion Passed.

Staff Business:

Mr. Timms announced the annual city tour is scheduled on June 15, 2017. He also reminded the Commission that due to the Fourth of July holiday, the July Planning Commission meeting would be scheduled on Wednesday, July 5, 2017.

Adjournment:

There being no further business to discuss, Chairman Dreiling adjourned the meeting at 6:22p.m.

Joseph Dreiling
Chairman

Lorena Ruiz,
Administrative Specialist