

COMMERCE CITY PLANNING COMMISSION

August 1, 2017

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Note: Cases S-655-17 and Z-935-17 were presented together.

Commissioner Popiel disclosed he is a member of the church and stated he was not exposed to the development proposal before the hearing.

Commissioner Cammack disclosed he was also a member of the church and requested to abstain from voting on the request.

Commissioner Jones made a motion to allow Commissioner Cammack to abstain from the vote. The motion was seconded by Commissioner Frank. Voice vote: all affirmed.

S-655-17: Landing Place Church is requesting to subdivide a 20 acre property into 2 parcels of approximately 8 acres and 12 acres in order to develop a new church on the 8 acre parcel located at 11555 Chambers Road.

Z-935-17: Landing Place Church is requesting annexation zoning from Adams County A-1 to Commerce City Commercial 1 (C-1) for an 8 acre parcel and to Agricultural (AG) for a 12 acre parcel of the property located at 11555 Chambers Road. Mr. Hader introduced the cases 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. He stated a neighborhood meeting was held where community members discussed traffic conditions, light pollution, East-West and North-South circulation.

Applicant Testimony:

Mark Hardacre, 10281 Chambers Way, Lead Pastor, was available to answer questions from the commission. He stated the church has utilized Landmark academy for over 10 years. The church hosts many events in the city that provide services to Commerce City residents.

The meeting was opened to the public. There being no additional discussion or response from public, the public hearing was closed and two separate motions were requested

Motion S-655-17:

Commissioner Jones made the following motion "I move that the Planning Commission enter a finding that the requested annexation zoning for the property located at 11555 Chambers Rd. (Pin: 172306000009) contained in case S-655-17 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat." The motion was seconded by Commissioner Popiel.

Jones	Yes
Popiel	Yes
Cammack	Abstained

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Dreiling	Yes	
Frank	Yes	4 yes, Motion passed.

Motion Z-935-17:

Commissioner Frank 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-935-17 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 Jones.

Frank	Yes	
Jones	Yes	
Cammack	Abstained	
Dreiling	Yes	
Popiel	Yes	4 yes, Motion passed.