

Commerce City

*7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Final

Tuesday, August 6, 2019

6:00 PM

Council Chambers

Planning Commission

Call to Order

Meeting called to order @ 6:01

Chairman Popiel called the meeting to order at 6:01 p.m.

Roll Call

Tricia Mason called roll.

Present 5 - Chair Jonathan Popiel, Vice Chair Andrew Amador, Commissioner Dennis Cammack, Commissioner Karen Anderson, and Commissioner L. Warren Jones

Excused 2 - Alternate Commissioner David Yost, and Alternate Commissioner Jordan Ingram

Pledge of Allegiance

The Pledge of Allegiance was recited.

Approval of Minutes:

A motion was made that this be approved VOTE:

Aye: 4 - Chair Popiel, Vice Chair Amador, Commissioner Cammack and Commissioner Anderson

Excused: 2 - Alternate Commissioner Yost and Alternate Commissioner Ingram

Abstained: 1 - Commissioner Jones

Case(s):

[Pres 19-410](#)

Z-946-17-19

Attachments:

[1.Staff Report](#)

[2.V-Map](#)

[3.Applicants Narrative](#)

[4.PUD Zone Document](#)

[5.Neighborhood Meeting Notes](#)

[6.Traffic Study](#)

[7.Drainage Agreement](#)

[8.Letter of Support](#)

Robin Kerns, City Planner, reviewed the staff report and presentation, including the DRT recommendation for approval.

Applicant, David Foster, presented to Commissioners about project history, progress, and future.

Mitch Black with Norris Design also presented to the Commissioners about how they developed the PUD Concept/Schematic.

Commissioner Cammack: What is Cowley's commitment to bring jobs to the area? Mr. Foster responded that DIA is a foundation for that. Works with staff to bring in potential employees, however, they have gone elsewhere because development was not happening fast enough. They are committed and encourage a balanced mix use.

Chair Popiel: What is the viability of water? Understood that by focusing on the big project was distracting from even starting. By starting small, they have been able to address and progress and water is viable.

Brian Hartfield, resident: Is concerned of future plans of infrastructure going through lower residential. Also, wanted to know if there will be schools considered for this area?

Ozzie Royball, resident: Wanted to know what will happen if the commercial projects do not succeed, what is the back up plan to ensure that it does not just become a ghost town with empty buildings? Concerned with noise levels this development would bring.

Eric Nelson, resident: Understood that the major artery will be going north and south, but is concerned with a potential artery going east and west. Have there been any noise mitigation considerations to the noise and disruption it would bring to the residents.

Close Public Comment

Applicant addressed comments:

Schools are not planned for this location but they are contributing to the school tax for the development of future schools.

In response to the concern of this project failing Mr. Foster explained that with this being a smaller project it will ensure success

Mr. Foster also committed to continue to work with neighbors regarding the connectors through the neighborhood to prevent major disruption.

A motion was made by Commissioner L. Warren Jones, seconded by Commissioner Dennis Cammack, that this Presentation be recommended for approval. ROLL CALL VOTE:

Aye: 5 - Chair Popiel, Vice Chair Amador, Commissioner Cammack, Commissioner Anderson and Commissioner Jones

Excused: 2 - Alternate Commissioner Yost and Alternate Commissioner Ingram

[Pres 19-411](#)

Z-777-02-03-19-19

Attachments: [1.Staff Report](#)
 [2.V-Map](#)
 [3.Narrative](#)
 [4.PUD Zone Document Amendment](#)

Brad Callender, City Planner, reviewed the staff report and presentation, including the DRT recommendation for approval, subject to one condition listed.

Chair Popiel asked Attorney Hader to clarify conditions: Attorney Hader questioned the compliance of sign regulations and asked that Mr. Campbell comply to ensure that sign regulations are conforming.

Applicant, Mark Campbell, provided a presentation to Commissioners about project history, progress, and future.

Adam Canter, Architect, explained why this site and the multi family project works. Also, noted that there is still the option, should the market change, for commercial use.

Cammack: Is there a concern for water for all the new homes? Adam admitted that it is harder. Some developers have to bring their own, however, this site does have dedicated water. South Adams will supply additional ERUs is necessary.

Open public comments: Seeing none
Close public comments

A motion was made by Commissioner Dennis Cammack, seconded by Commissioner Andrew Amador, that this Presentation be recommended for approval with listed condition. ROLL CALL VOTE:

Aye: 5 - Chair Popiel, Vice Chair Amador, Commissioner Cammack, Commissioner Anderson and Commissioner Jones

Excused: 2 - Alternate Commissioner Yost and Alternate Commissioner Ingram

[Pres 19-412](#)

LUP 55

Attachments: [1.Staff Report](#)
 [2.V-Map](#)
 [3.FLUP Amendment Questionnaire](#)
 [4.Conceptual Plan](#)

A motion was made by Chair Popiel, seconded by Commissioner Cammack, that this Presentation be postponed until September 3, 2019. VOICE VOTE: Unanimous, all present affirmed.

Board Business:

None

Attorney Business:

None

Staff Business:

Informed Commissioners that they are eligible for memberships at the City's recreation centers at no cost and family's may join for a discounted rate.

Adjournment

The meeting adjourned at 7:13 pm.