

Commerce City

*7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com*



Meeting Minutes - Final

Tuesday, September 3, 2019

6:00 PM

Council Chambers

Planning Commission

Call to Order

Meeting called to order at 6:00 by Vice -Chair Amador

Pledge of Allegiance

Roll Call

Chairman Popiel is excused and Alternate Yost is filling in. Alternate Ingram is in attendance in the audience.

Present 6 - Vice Chair Andrew Amador, Commissioner Dennis Cammack, Commissioner Karen Anderson, Commissioner L. Warren Jones, Alternate Commissioner David Yost, and Alternate Commissioner Jordan Ingram

Excused 1 - Chair Jonathan Popiel

Approval of Minutes:

[Min 19-131](#)

DRAFT Meeting Minutes 8-6-19

Attachments: [1.Draft Minutes 8 6 19](#)

A motion was made by Commissioner Jones, seconded by Commissioner Anderson, that this Minutes be approvedVOTE:

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

Excused: 2 - Chair Popiel and Alternate Commissioner Ingram

Recused: 1 - Alternate Commissioner Yost

Case(s):

[Pres 19-444](#)

LUP 55-19

Attachments: [2.Staff Report LUP-55-19](#)
[3.V-Map](#)
[4.FLUP Amendment Questionnaire](#)
[5.Conceptual Plan](#)

Attorney Matt Hader introduced the case, noted that the file contained the relevant notice information and introduced staff presenting the case. Planner Brad Callender presented case. Commissioner Cammack inquired about the pavement of Patomic. The developer does have a pavement plan.

The applicant was provided an opportunity to speak. They explained how changing it to mixed use would allow for more flexibility and desirable development.

Commissioner Yost asked if changing it to mixed use would lower the office per square

footage rate. The rate would be market value rate.

Commissioner Jones asked about the retail or commercial desires for that property. Applicant stated they have advertised retail property for sale for ten years with zero interest.

Vice-Chairman Amador opened the public comments.

Jessie Fish, 10250 Potomac Street, is opposed to the amended zoning due to the traffic impacts.

Verline Everly, 10180 Potomac Street, is opposed to the amended zoning believing the development will bring more residents and traffic and take away the rural environment.

Seeing no more for comments, Vice-Chair closed public comments.

Commissioner Cammack moved that the Planning Commission enter a finding that the requested Future Land Use Plan Amendment for the property located south of E. 104th Avenue, west of Blackhawk Street, and east of Potomac Street contained in case LUP-55-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Future Land Use Plan Amendment as submitted.

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

Excused: 2 - Chair Popiel and Alternate Commissioner Ingram

[Pres 19-440](#)

Z-960-19

Attachments: [6.Staff Report Z-960-19](#)

[7.V-Map](#)

[8.Rezoning Narrative](#)

[9.Site plan](#)

Attorney Matt Hader introduced the case, noted that the file contained the relevant notice information and introduced staff presenting the case. Planner Brayan Marin presented to the Commissioners.

Applicant introduction - Mrs. Belen Levya

Public hearing opened and closed with none.

Commissioner Jones moved that the Planning Commission enter a finding that the requested zone change for the property located at 6370 Poplar St. contained in case Z-960-19 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the zone change.

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

Excused: 2 - Chair Popiel and Alternate Commissioner Ingram

Board Business:

None

Attorney Business:

None

Staff Business:

Suggested moving the Planning Commission meeting that is scheduled for November 5 to the 5th week of October due to voting conflicts. Commissioners agreed.

Adjournment**Study Session Items:**[Pres 19-442](#)

Historic Preservation Ordinance Study Session

Attachments:

[10.PC HPO Study Session Memo 9-3-19](#)

[11. HPO CLG Flyer](#)

[Pres 19-443](#)

Junk/Salvage Yard Study Session

Attachments:

[12. Junk_Salvage PC Study Session Memo](#)

[13.Exhibit A Photos and Relevant Land Development Code definitions](#)

[14.Exhibit B Typical Site Improvements](#)

[15.Exhibit C City Comparison Chart](#)