

Commerce City

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

Tuesday, December 3, 2019

6:00 PM

Council Chambers

Planning Commission

Call to Order

Chairman Popiel called the meeting to order at 6:01pm

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Jessica Main called roll. All present affirmed.

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

Approval of Minutes:

[Min 19-181](#)

October 30, 2019 Minutes

Attachments: [10_October 30, 2019_Minutes_Draft](#)

A motion was made by commissioner Jones, seconded by Commissioner Cammack, that these minutes be approved. VOTE:

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

Case(s):

[Pres 19-566](#)

LUP-56-19: Gruenewald Filing No. 1

Attachments: [Staff Report](#)
[Vicinity map](#)
[Application Narrative](#)
[Proposed Future Land Use Plan Amendment Map](#)

Matt Hader, Deputy City Attorney, introduced the case and seeing that all required notice were met, Mr. Hader introduced staff presenting the case.

Robin Kerns, City Planner, presented both LUP-56-20 and Z-957-20 together and noted DRT recommendation of approval for both.

Discussion from the board related to ownership of Tract B,C, and D as well as zoning.

Seeing no further questions for the planner, Chairman Popiel invited the applicant to speak.

John Seiple - 385 Inverness Pkwy, Englewood - Huntington Industrial Partners

Mr. Seiple recapped the information in Mr. Kerns presentation and made himself available for questions.

Questions to the applicant included future development of Tract A.

Seeing no further questions, Chairman Popiel opened it up for public comment.

*Glen Murray - 11011 Havanna Street - Owner of Murray Farms
Mr. Murray had no objections to the proposed changes but shared his concerns with the overall drainage in the area and the proper transition between industrial and residential in the area.*

Seeing no further comments, Chairman Popiel called for a vote

Motion made by Commissioner Commack: I move that the Planning Commission enter a finding that the requested Future Land Use Plan Amendment for Gruenewald Filing 1 Tract A & Tract B, contained in case LUP-56-20, meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Amendment.
Commissioner Jones Seconded. Vote:

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

[Pres 19-567](#)

Z-957-19: Gruenewald Filing No. 1

Attachments: [Staff Report](#)
 [Vicinity map](#)
 [Application Narrative](#)
 [Proposed Zoning Change Map](#)

Matt Hader, Deputy City Attorney, introduced the case and seeing that all required notice were met, Mr. Hader introduced staff presenting the case.

Robin Kerns, City Planner, presented both LUP-56-20 and Z-957-20 together and noted DRT recommendation of approval for both.

Discussion from the board related to ownership of Tract B,C, and D as well as zoning.

Seeing no further questions for the planner, Chairman Popiel invited the applicant to speak.

John Seiple - 385 Inverness Pkwy, Englewood - Huntington Industrial Partners

Mr. Seiple recapped the information in Mr. Kerns presentation and made himself available for questions.

Questions to the applicant included future development of Tract A.

Seeing no further questions, Chairman Popiel opened it up for public comment.

Glen Murray - 11011 Havanna Street - Owner of Murray Farms
Mr. Murray had no objections to the proposed changes but shared his concerns with the overall drainage in the area and the proper transition between industrial and residential in the area.

Seeing no further comments, Chairman Popiel called for a vote

Motion made by Commissioner Commack: I move that the Planning Commission enter a finding that the requested Zone Change for the property, generally known as Gruenewald Filing 1 Tract A & Tract B, contained in case Z-957-20 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Zone Change.
Commissioner Amador Seconded. Vote:

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

[Pres 19-569](#)

Z-945-17-19-20 - Schuck Communitites Inc.

Attachments: [Staff Report](#)
 [V-Map](#)
 [Applicant's Narrative](#)
 [Original PUD Zone Document](#)
 [Proposed PUD Amendment](#)

Matt Hader, Deputy City Attorney, introduced the case and seeing that all required notice were met, Mr. Hader introduced staff presenting the case.

Jenny Axmacher, City Planner, presented case Z-945-17-19-20 and noted DRT recommendation of approval.

Discussion from the board was about the over all site plan, if there would be one building or multiple buildings, and potential traffic impacts.

Seeing no further questions Chairman Popiel invited the applicant to speak.

Brock Chapman - 2 N. Cascade Ave. Colorado Springs

Mr. Chapman is in full agreement with the staff report and believes their case meets all requirements for approval. He stated that the traffic engineer provided a traffic letter and that they have someone interested in this site for a 750,000 - 1 million Sq. Ft building.

Seeing no further comments or questions, Chairman Popiel invited the public to speak.

Seeing no further comments, Chairman Popiel called for a vote.

A motion was made by Commisisoner Anderson: I move that the Planning Commission enter a finding that the requested PUD Zone Document

Amendment for the property located on the southeast corner of Buckley Road and East 88th Avenue, contained in case Z-945-17-19-20 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment. Commissioner Jones second. Vote:

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

Commission Business:

None

Attorney Business:

None

Staff Business:

Steve Timms, Planning Manager, informed Commissioners that the new Community Development Director was hired and would be starting on December 11.

Adjournment

The meeting adjourned at 6:58 pm.