

# Commerce City

7887 E. 60th Ave.  
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## Meeting Minutes - Draft

Tuesday, July 21, 2020

4:30 PM

Special Meeting

Virtual - Zoom

## Planning Commission

**This meeting will be conducted electronically via Zoom. There will be no physical meeting. The public can access this meeting through the Zoom platform via the internet or phone for public input/testimony or as a witness; pre-registration is required through [www.c3gov.com/PC](http://www.c3gov.com/PC), by contacting staff at 303.227.8818, or [jmain@c3gov.com](mailto:jmain@c3gov.com). For more information, visit <http://www.c3gov.com/government/city-council/virtual-meetings>. The meeting will also be live on Channel 8 and [c3gov.com/video](http://c3gov.com/video).**

## Call to Order

Chairman Popiel called the meeting to order at 4:32 p.m.

## 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 Alternate Commissioner David Yost

### Staff in attendance:

Jason Rogers, Community Development Director  
Matt Hader, Deputy City Attorney  
Steve Timms, Planning Manager  
Jennifer Jones, Principal Planner  
Matt Post, Planner  
Tricia Mason, Community Development Manager  
Alexa Ullom, Administrative Specialist

## Approval of Minutes:

[Min 20-102](#)

Draft Minutes July 1, 2020

**Attachments:** [July 1, 2020 Draft](#)

**A motion was made by Commissioner Anderson, seconded by Vice Chairman Amador that this Minutes be approved. VOTE:**

**Aye:** 4 - Vice Chair Amador, Commissioner Cammack, Commissioner Anderson and Alternate Commissioner Yost

**Abstained:** 1 - Chair Popiel

## Case(s):

[Pres 20-237](#)

**S-752-20:** Thompson Thrift is requesting to replat Tract A of Second Creek Village located at the NE corner of Chambers Rd and 104th Ave into three lots designated for commercial use, and one drainage tract; currently zoned PUD (Planned Development District) with commercial uses.

- Attachments:**
- [Staff Report](#)
  - [V-Map](#)
  - [Proposed Final Plat](#)
  - [PC Presentation](#)

*Matt Hader, Deputy City Attorney, introduced the case and introduced staff presenting the case.*

*Matt Post, Planner, presented S-752-20 and noted DRT recommendation of approval and all information pertinent to noticing and publication is in the record.*

*Discussion from the commission involved heavy traffic on 104th & Chambers, FEMA applications, retention pond plans, Second Creek water rights and access roads on 104th and Chambers.*

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

*Seeing no applicant present, Chairman Popiel invited the public to speak.*

*Seeing no public comment, Chairman Popiel called for a motion.*

**A motion was made by Vice Chairman Amador:**  
**I move that the Planning Commission enter a finding I move that the Planning Commission enter a finding that the requested Final Plat for the property located at the NEC of Chambers Rd and 104th Ave contained in case S-752-20 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Final Plat.**  
**Seconded by Commissioner Cammack. VOTE:**

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

**Board Business:**

None

**Attorney Business:**

None

**Staff Business:**

Planning Manager, Steve Timms, announced that going forward our special PC meetings would return to there normal schedule and be held the 1st Tuesday of each month.

## **Adjournment**

The meeting adjourned at 5:01 p.m.