

# **Commerce City**

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



## **Meeting Minutes - Draft**

**Monday, November 23, 2020**

**4:30 PM**

**Via 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 303.289.3679, or [aullom@c3gov.com](mailto:aullom@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 4:37 p.m.

### **Roll Call**

Alexa Ullom called roll. All present affirmed.

**Present** 5 - Vice Chair Andrew Amador, Commissioner David Yost, Commissioner Dennis Cammack, Chair Jonathan Popiel, and Commissioner Jordan Ingram

#### **Staff in attendance:**

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

### **Approval of Minutes:**

[Min 20-182](#)      October 6, 2020 Meeting Minutes

**Attachments:**      [October 6, 2020 Draft](#)

**A motion was made by Commissioner Cammack, seconded by Vice Chair Amador, that these minutes be approved. VOTE:**

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

**Abstained:** 1 - Commissioner Yost

### **Case(s):**

[Pres 20-469](#)      DIA Tech Center, LLC is requesting a third amendment to the DIA Tech Center Planned Unit Development (PUD) Zone Document to allow the deviation of setback and Floor Area Ratio standards to be considered through the minor

modification process. The DIA Tech Center PUD Zone Document generally applies to the properties located south of E. 84th Ave, west of Tower Road, north of E. 81st Ave and east of the Rocky Mountain Arsenal Nation Wildlife Refuge.

**Attachments:**     [Staff Report](#)  
                              [V-map](#)  
                              [Exhibit A - Property Owners](#)  
                              [Exhibit B - DIA Tech Center PUD Amendment 3](#)  
                              [Presentation](#)

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

*Jenny Axmacher, Principal Planner, presented case Z-896-11-12-16-17-21 and noted DRT recommendation of approval and all information pertinent to noticing and publication is in the record.*

*Discussion from the commission involved how many jobs this project would bring into Commerce City.*

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

*Paul Thurston, Becknell Industrial*  
*Applicant introduced themselves and made themselves available for questions.*  
*Commission discussed the possibility of any other types of business on this property besides industrial, other buildings being built, and retail plans.*

*Mike DeGrant, Schuck Communities*  
*Applicant introduced themselves and discussed the other filings of the PUD which encompass retail and commercial.*

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

*Steve Douglas*  
*Commission discussed that this case will be heard at City Council tonight, if AI will be used in this warehouse and other technologies involved in the distribution.*

*Seeing no further verbal or written comments, Chairman Popiel called for a motion.*

**A motion was made by Commissioner Cammack:**

**I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located south of E. 84th Ave, west of Tower Road, north of E. 81st Ave and east of the Rocky Mountain Arsenal Nation Wildlife Refuge, contained in case Z-896-11-12-16-17-21 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the PUD Zone Document Amendment.**

**Seconded by Commissioner Yost. VOTE:**

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

**Board Business:**

None

**Attorney Business:**

None

**Staff Business:**

A Planning Commission meeting is scheduled for December 1, 2020. Currently there is only one alternate commissioner. One alternate position is available if the commissioners would like to refer anyone.

**Adjournment**

The meeting adjourned at 5:01 p.m.