

Commerce City

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



Meeting Minutes - Final

Tuesday, February 4, 2020

6:00 PM

Council Chambers

Planning Commission

Call to Order

Chairman Popiel called the meeting to order at 6:00pm.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call

Jessica Main called roll. All present affirmed.

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

Staff in attendance:

Robin Kerns, Planner

Steve Timms, Planning Manager

Jennifer Jones, Principal Planner

Matt Hader, Deputy City Attorney

Brent Soderlin, City Engineer

Tricia Mason, Executive Administrative Supervisor

Jessica Main, Administrative Specialist

Approval of Minutes:

[Min 20-17](#)

January 14, 2020 Minutes

Attachments: [Minutes: January 14, 2020 Draft](#)

A motion was made by Commissioner Jones, seconded by Vice Chairman Amador, that these minutes be approved. VOTE:

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

Case(s):

[Pres 20-65](#)

CU-122-20: Travel Centers of America is requesting approval of a Conditional Use Permit for a truck stop in order to construct a new 5,600 sq. ft. storage building & expanded truck parking area located at 5101 Quebec St, zoned I-1

Attachments: [Staff Report](#)
 [Vicinity map](#)
 [Applicants Narrative](#)
 [Site Improvement Plan](#)
 [Traffic Study](#)

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

Robin Kerns, City Planner, presented CU-122-20 and noted DRT recommendation of approval with one condition, the full extent of landscaping, parking lot expansion and 5,600 sq. ft. storage building must be installed or constructed by September 1, 2021.

Discussion from the board included required improvements to the median on Quebec, appropriate signage needed on the property and if the comments from the Planning Commission meeting in 2016 were addressed.

Commissioners showed concerns for forced right outs and how the owner would handle illegal left turn enforcement, the deadline for when these improvements need to be completed by, and the term of the Conditional Use Permit and how it will be enforced if it doesn't require renewal under the current owner.

Brent Soderlin from Public Works addressed questions related to the traffic study.

Seeing no further questions Popiel invited the applicant to speak.

Dan Muldune - Muldune architects

Representing Owner - Travel Centers of America

Mr. Muldune is in complete agreement with everything that Mr. Kerns presented and what was discussed that needs improvements.

Discussion from the board included Length of time for needed improvements, delays on this project in the past, median improvements and Denver's ownership of Quebec and the permits needed from Denver.

Mr. Muldune and Mr. Kerns addressed questions and concerns.

Seeing no further questions Popiel opened the meeting up for public comment.

Brad Neeley - 5385 Quebec st

Property Owner has no issues with proposed changes but has issues with truckers parking on 53rd Place and not using traffic signal on 53rd Place.

Discussion from the board included solutions to decrease trash, increased truck parking on site, and issues with traffic signal length.

The board also recommended a term length of 5 years on the Conditional Use Permit, to modify improvement deadlines to one year, and for the applicant and city planners to work closely with the City of Denver to make all necessary improvements along Quebec.

Mr. Muldune shared his concerns with continuing the case and how it would affect the owners timeline to complete work.

Seeing no further discussion, Popiel called for a vote.

A motion was made by Vice Chairman Amador: I move to continue the case to determine an appropriate term for the Conditional Use Permit, if any, to assess the date for completion of the improvements and to assess the need for coordination with the City of Denver as it pertains to the intersection and the median improvements.

Commissioner Anderson second. Vote:

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

Board Business:

None

Attorney Business:

None

Staff Business:

None

Adjournment

The meeting adjourned at 6:56 pm.