

# **Commerce City**

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



## **Meeting Minutes - Final**

**Tuesday, March 3, 2020**

**6:00 PM**

**Council Chambers**

**Planning Commission**

## Call to Order

Chairman Popiel called the meeting to order at 6:04.

## 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

### Staff in attendance:

Jason Rogers, Community Development Director

Steve Timms, Planning Manager

Jennifer Jones, Principal Planner

Brian Swann, City Attorney

Tricia Mason, Executive Administrative Supervisor

Jessica Main, Administrative Specialist

Alexa Ullom, Administrative Specialist

## Approval of Minutes:

[Min 20-20](#)

February 4, 2020 Minutes

**Attachments:** [February 4, 2020 Draft](#)

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

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

## Case(s):

[Pres 20-111](#)

**CU-108-15-20:** RCI Investments, LLC is requesting renewal of a Conditional Use Permit to continue operating a metal recycling business located at 9985 E. 104th Ave, zoned I-3.

**Attachments:**     [Staff Report](#)  
                              [Vmap](#)  
                              [Project Summary](#)  
                              [Materials List \(Exhibit A\)](#)  
                              [Development Plan](#)

*Brian Swann, City Attorney, introduced the case and seeing that all required notice was met, Mr. Swann introduced staff presenting the case.*

*Jennifer Jones, Principal Planner, presented CU-108-15-20 and noted DRT recommendation of approval subject to four conditions.*

*Discussion from the board involved the intersection's traffic light which is being upgraded per a previous plan by Public Works and that one violation on property which was due to trash and was corrected immediately.*

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

*Jim Brienza, 9985 E 104th Ave  
Applicant introduced themselves and made themselves available for questions.*

*Discussion from the board included materials that applicant recycles and about the height of vehicles stacked on the property.*

*Seeing no further questions, 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 that, subject to certain conditions, the requested Conditional Use Permit for the property located at 9985 East 104th Avenue contained in case CU-108-15-20 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Conditional Use Permit subject to the following conditions:**

- 1. The conditional use permit will expire on December 31, 2025. A renewal of the conditional use permit in accordance with the Land Development Code will be required to extend operations beyond this date.**
- 2. The materials accepted for recycling will be limited to those outlined in Exhibited A - Materials List.**
- 3. Whole crushed cars can be stored on the site for no longer than 72 hours. No vehicle crushing will be allowed to occur on the site, and no storage of inoperable vehicles will be permitted.**
- 4. The applicant shall notify the Community Development Department in writing if the recycling facility is ever discontinued by Recycling Connections, Inc.**

**Seconded by Commissioner Jones. VOTE:**

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

**Board Business:**

None

**Attorney Business:**

None

**Staff Business:**

Regular meeting is April 7th; however special meeting on April 15th is cancelled.

**Adjournment**

The meeting adjourned at 6:20.