



Commerce City

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

Meeting Minutes - Draft

Zoning Board of Adjustment

Tuesday, February 13, 2024

5:30 PM

Council Chambers, 7887 E. 60th Ave Commerce City, CO
80022. The public can participate virtually by registering in

advance with the Zoom Registration:

https://c3gov.zoom.us/webinar/register/WN_m_mN3I3ZRAGyb_o1gRKi24A

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

1. Call to Order

2. Roll Call

Present 5 - Board Member Chris Gronquist, Board Member David Brinkerhoff, Board Member Gene Leffel, Board Member Joanne Hernandez, and Board Member Kristi Douglas

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 24-031](#)

Meeting Minutes November 14,2023

Attachments: [Meeting Minutes November 14,2023](#)

A motion was made by Board Member Leffel, seconded by Board Member Brinkerhoff, that this minutes be continued until the next regular meeting
VOTE:

Ayes: 5 - Board Member Gronquist, Board Member Brinkerhoff, Board Member Leffel, Board Member Hernandez and Board Member Douglas

5. Case(s):

[Pres 24-111](#)

A-1767-H-24: Ebmeier Engineering, on behalf of Ardent Mills, is requesting a Height Exception for a maximum building height of 141 feet, where the Land Development Code allows for a maximum height of 50 feet. The subject property is located at 4545 E 64th Ave., is approximately 6.83 acres in size, and is zoned Heavy Intensity Industrial District (I-3).

- Attachments:** [1. A-1767-H-24 Ardent Mills Height Exception Report 2.13.24 B](#)
[2. Cover Letter 12-15-23](#)
[3. Height Exemption Plan Set 12-15-23](#)
[4. EconomicDev ArdentMills Support Letter](#)
[5. Vmap Ardent Mills](#)

Motion was made to continue by Board Member Douglas, failed for a lack of a second

A motion was made by Board Member Brinkerhoff, I move that the Board of Adjustment enter a finding that the requested height exception, for the property located at 4545 E. 64th Avenue contained in case A-1767-H-24, meets the criteria of the Land Development Code and based upon such finding, approve the height exception. Seconded by Board Member Hernandez, that this case be recommended for approval VOTE:

Ayes: 4 - Board Member Gronquist, Board Member Brinkerhoff, Board Member Leffel and Board Member Hernandez

Abstentions: 1 - Board Member Douglas

6. Board Business:

No board business discussed

7. Attorney Business:

No attorney business discussed

8. Staff Business:

No staff business discussed

9. Adjournment

Meeting was adjourned at 6:20 P.M.