



# Commerce City

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

## Meeting Minutes - Final

### Planning Commission

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Tuesday, July 2, 2024

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\\_P-dXABi1RF6vhK  
7eH53NNQ](https://c3gov.zoom.us/webinar/register/WN_P-dXABi1RF6vhK7eH53NNQ)

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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.

#### Call to Order - 6:02 PM

*The meeting is called to order at 6:02 PM*

#### Roll Call

**Present** 4 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Alternate Commissioner Debra Eggleston, and Alternate Commissioner Timothy Hoskens

#### Approval of Minutes:

[Min 24-100](#) June 4,2024 Meeting Minutes

**Attachments:** [June 4, 2024 Meeting Minutes](#)

**A motion was made by Commissioner Hoskens, seconded by Commissioner Shecter, that this Minutes be approved, VOTE:**

**Ayes:** 4 - Commissioner Hoskens, Commissioner Shecter, Commissioner Biltoft and Commissioner Eggleston

#### Public Hearings:

[Pres 24-364](#) V24-0001: Mid-Rail Real Estate, LLC is requesting to vacate a portion of inactive Right-of-Way, known as 7th Avenue, which is approximately 587 feet in length extending north of East 84th Avenue generally between Rosemary Street and Ulster Street.

**Attachments:** [Vacation of Right-of-Way Report](#)  
[Vicinity Map](#)  
[Applicant Narrative](#)  
[Vacation Plat](#)  
[Comment Letters](#)

*Assistant City Attorney, Genevie Gill, announced Case V24-0001. Planner, Matthew Kowalski, presented on behalf of city staff.*

*No public comments were provided for this case.*

**A motion was made by Commissioner Hoskens, "I'd like to motion to approve the Planning Commission find the requested vacation right-of-way in case V24-0001 meets the criteria of the Land Development Code and based on such finding recommend that the City Council approve the vacation right-of-way" seconded by Commissioner Shecter, VOTE:**

**Ayes:** 4 - Commissioner Hoskens, Commissioner Shecter, Commissioner Biltoft and Commissioner Eggleston

[Pres 24-367](#)

Z23-0001: Real Estate Construction Group, on behalf of Galatians Enterprises is requesting approval of a Zone Change from C-2 (General Commercial District) to R-3 (Multi-Family Residential District). The subject property is approximately 0.84 acres and is located at 6540 Highway 2.

**Attachments:** [Zone Change Report](#)  
[Vicinity Map](#)  
[Zone Change Narrative](#)  
[Survey](#)

*Assistant City Attorney, Genevie Gill, announced Case Z23-0001. Planner, Nic Berry, presented on behalf of city staff.*

*A presentation was made by the applicants. No public comments were provided for this case.*

**A motion was made by Commissioner Eggleston, "I move the Planning Commission enter a finding that the requested zone change for the property located at 6542 Hwy 2 contained in case Z23-0001 meets the criteria of the Land Development Code and based on such finding recommend that the City Council approve the zone change" seconded by Commissioner Hoskens, VOTE:**

**Ayes:** 4 - Commissioner Hoskens, Commissioner Shecter, Commissioner Biltoft and Commissioner Eggleston

[Pres 24-368](#)

Z24-0001: Ed Jennings, on behalf of JFW Trucking is requesting approval of a Zone Change for six parcels from a mix of I-1 (Light-Intensity Industrial) and I-3 (Heavy-Intensity Industrial) to I-2 (Medium-Intensity Industrial). The subject properties total approximately 11.02 acres and are located at 5400 Forest Street.

- Attachments:**    [Staff Report](#)  
                                   [V-Map](#)  
                                   [Applicant Narrative](#)  
                                   [Existing Zoning](#)  
                                   [Proposed Zoning](#)

*Assistant City Attorney, Genevie Gill, announced Case Z24-0001. A presentation was made by the applicants.*

*Planner, Kathleen Taylor, presented on behalf of city staff.*

**A motion was made by Commissioner Shecter, "I move that the Planning Commission enter a finding that the requested zone change for the property located at 5400 Forest Street contained in case Z24-0001 meets the criteria of the Land Development Code and based on such finding recommend that the City Council approve the zone change" seconded by Commissioner Eggleston, VOTE:**

**Ayes:** 4 - Commissioner Hoskens, Commissioner Shecter, Commissioner Biltoft and Commissioner Eggleston

**Pres 24-369**

Z-973-21-24: Anderson-CRP Trust is requesting approval of an Annexation Zone Change for three parcels from ADCO A-3 (Adams County Agricultural-3) to Commerce City PUD (Planned Unit Development). The subject property is approximately 120.94 acres and is located at 9901 Chambers Road.

- Attachments:**    Zone Change Report  
                                   Vicinity Map  
                                   Applicant Narrative  
                                   PUD Zone Document  
                                   Concept Plan  
                                   Neighborhood Meeting Summary  
                                   07\_Review Agency Comments

*Assistant City Attorney, Genevie Gill, announced Case Z-973-21-24. A presentation was made by the applicants.*

*Planner, Nathan Chavez, presented on behalf of city staff.*

*There were 5 written comments and 4 members of the public that provided comments in opposition of the proposal*

*Original motion to recommend approval by Commissioner Hoskens failed due to a lack second.*

**A motion was made by Commissioner Shecter, "I move that the Planning Commission continue the public hearing for the requested PUD development zoning change for the property located at 9901 Chambers Road contained in case Z-973-21-24 to the next regularly scheduled planning commission hearing" seconded by Commissioner Eggleston, VOTE:**

**Ayes:** 4 - Commissioner Hoskens, Commissioner Shecter, Commissioner Biltoft and Commissioner Eggleston

[Pres 24-370](#)

Parks, Recreation and Golf Master Plan: An update of the Parks, Recreation, and Golf Master Plan

**Attachments:** [DRAFT PRG Master Plan](#)

*Parks, Recreation, and Golf Director Chad Redin Presented*

**A motion was made by Commissioner Biltolf, "I would like to make a motion to adopt the parks master plan" seconded by Commissioner Hoskens, VOTE:**

**Ayes:** 3 - Commissioner Hoskens, Commissioner Biltoft and Commissioner Eggleston

**Nays:** 1 - Commissioner Shecter

**Discussion Items:**

Comprehensive Plan

*A study session is scheduled for July 17 at 6 PM.*

**Board Business:**

**Attorney Business:**

*Verified a vote from Commissioner Shecter on Pres 24-370*

*Vice Chair Biltoft verified their are four active planning board members and a fifth is needed to approved a new chair.*

**Staff Business:**

Staff to provide an update CUP24-0001 (Stout Street). The Tower Landfill cases are set to be heard at the August 5th City Council

*This was approved in City Council on July 1.*

**Adjournment - 8:35 PM**

*The meeting is adjourned at 8:35 PM*