



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, February 4, 2025

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_i_yxKQp_SlahPrC-5ZjUsA

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 - 6:00 PM

The meeting is called to order at - 6:00 PM

Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Commissioner David Sanchez, and Commissioner Steven VanHeusen

Approval of Minutes:

[Min 25-041](#)

Attachments: [January 7, 2025 Meeting Minutes](#)

There was an original motion to approve the December meeting minutes.

Jean Gill (Senior Assistant City Attorney) clarified that the December minutes had been approved with conditions and that no further action was need on them.

A motion made by Commissioner Sanchez, seconded by Commissioner Eggleston, that the January 7, 2025 minutes be approved VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner Vanheusen

Public Meeting:

[Pres 25-105](#)

PUDA23-0004: Car Wash Pro Designers, on behalf of Nolly Enterprises LLC, is requesting approval of Burlington Northern/ Catellus PUD Zone Document Amendment 6, to modify allowable commercial uses, to specifically allow a car wash. The subject property is approximately 1.06 acres and located at 12411 East 104th Avenue.

This case was originally heard at the December 3, 2024 Planning Commission meeting.

Attachments: [01_PUD Report_PUD23-0004](#)
 [02_Vicinity Map](#)
 [03_Narrative](#)
 [04_Proposed PUD](#)
 [05_Existing Zoning](#)
 [06_Traffic Study](#)
 [07_Neighborhood Meeting Summary](#)
 [08_Supplemental Staff Report](#)
 [09_Noise Study](#)
 [10_Express Car Wash Analysis](#)
 [11_Proforma](#)
 [12_Site Renderings](#)

Alan Jacob and Nick Spallone (Car Wash Pro Designers) presented the proposal for a conveyor car wash.

Nic Berry (City Planner) presented the request to amend the PUD.

The Commission asked questions about what city standards exist to address neighbor concerns, the noise study and related 8 foot tall wall, and the 50 decibel condition proposed by staff.

Nick Spallone explained the noise study and wall.

Two members of the public spoke in opposition of the project. The comments were related to the need for a car wash in this area and the impacts to the nearby residential.

Commission deliberation discussed negative impacts of the wall, the approval criteria not being met, the other car washes in the area.

A motion was made by Commissioner Schecter " I move that the Planning Commission enter a finding that the requested PUD Zone Document Amendment for the property located 12411 East 104th Avenue contained in case PUDA23-0004 fails to meet the criteria of the Land Development Code and based upon such finding, recommend that the City Council deny the PUD Amendment. The criterion not met are C, E, and F." Seconded by Commissioner Sanchez, VOTE:

Ayes: 5 - Commissioner Schecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner Vanheusen

Commission Business:

Commissioner Biltoft, referenced the book the Job of the Planning Commissioner. He referred to page 41, fourteen ways to build a better Planning Commission. At the next study session he would like to discuss them as a group. Two items on number seven

(7), meet periodically with your City Council or County Board to exchange ideas, and assess mutual objectives. He is recommending to have a face-to-face study session to have discussion on how to help each other. Another point would be meeting with the public. This would be an open session for the public on how we're doing as a Commission.

He also mentioned that it is up to the Commission to shape how we want the meetings to run. We are doing a lot of things in the book but there are items we may want to visit to help improve the commission. Planning Manager, Heather Vidlock recommended have a study session after the next meeting to discuss these items.

Attorney Business:

Staff Business:

Staff to provide updates on recently heard City Council cases.

Planning Manager, Heather Vidlock shared that the Carabajal Auto Annexation and Zoning was approved at City Council at second reading on February 3rd. This is the car dealership in the Irondale area. Next meeting will be March 4th with one agenda item, possibly two.

Commissioner Bitloft mentioned there could be more discussion about LDC and other topics. If LDC was available to discuss on March 4th it would be more incumbent to discuss. Planning Manager, Heather Vidlock stated with LDC you have a City Council, Planning Commission Joint Study Session scheduled on April 14th. She hopes to have a draft of LDC out by the end of March so the Commissioners have time to review it. The Study Session could be scheduled in April or May to discuss. Decisions will be made at the March meeting.

Adjournment - 7:27 PM