



Commerce City

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

Meeting Minutes - Final Planning Commission

Tuesday, January 7, 2025

6:00 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_A1SzHVrQuy34cKZ0E2IIQ

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

The meeting was called to order at 6:06 PM.

2. Roll Call

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

3. Approval of Minutes:

[Min 24-235](#)

December 3, 2024 Planning Commission Minutes

Attachments: [December 3, 2024 Planning Commission Minutes](#)

The original motion was rescinded with an alternate motion to reflect comments from Commissioner Sanchez that Ryan Keefer was listed in the minutes as absent. He was in attendance as an alternate but wasn't seated on the dais.

A motion made by Commissioner Biltoft, seconded by Commissioner VanHeusen, that the December 3rd minutes be approved with the condition that Commissioner Keefer's attendance was updated to reflect he was not absent. VOTE:

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

4. Public Meeting:

[PUDA23-0004](#)

AN ORDINANCE APPROVING THE BURLINGTON
NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT 6
TO EXPAND THE ALLOWED COMMERCIAL USES, TO INCLUDE
AN AUTOMOBILE WASHING FACILITY, AS PERMITTED USES AT

THE PROPERTY GENERALLY LOCATED AT 12411 EAST 104TH AVENUE AND CONSISTING OF 1.06 ACRES

Attachments: [Council Communication](#)
[Ordinance PUDA23-0004](#)
[PUD Amendment Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Proposed PUD Amendment](#)
[Existing PUD Zoning](#)
[Traffic Study](#)
[Noise Study](#)
[Neighborhood Meeting Summary](#)
[Express Car Wash Analysis](#)
[Site Renderings](#)
[December 3, 2024 Planning Commission Minutes](#)
[February 4, 2025 Planning Commission Minutes](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Affidavit of Public Hearing](#)
[Written Comments](#)

A motion was made by Commissioner Biltoft to move and continue case PUDA23-0004 to the next regular scheduled Planning Commission meeting on February 4th, seconded by Commissioner Sanchez, VOTE:

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

5. Commission Business:

6. Attorney Business:

7. Staff Business:

Planning Manager, Heather Vidlock, reminded Commissioners of their January 28th special meeting, the consultant for the Land Development Code (LDC) is going to be coming to present to you on the draft LDC and your presence is needed at that meeting.

City Council approved the Carbajal Automotive Annexation and Zoning on Roselyn Street on the first reading so it will need a second reading.

The Werthwhile Event Center was approved which was the Conditional Use Permit in Derby.

A second reading on the One Buckley PUD amendment from September that was

continued from the October meeting to Council. There were some conditions that Council imposed on that One Buckley and included in the final second reading ordinance.

8. Staff to provide updates on recently heard City Council cases

9. **Adjournment**

The meeting adjourned at 6:15 PM.

Andrew Brooks, Planning Commission Liaison

10. A study session will convene for training for commissioners on the Land Development Code

Any member of the public requesting accommodations concerning rights under the Americans with Disabilities Act to attend or participate in any public meeting and/or to obtain this notice in alternate formats is asked to please contact the Commerce City Community Development Department at 303-289-5052 as soon as possible before the meeting.

Para servicios de traducción al español, llame al 303-227-8818.