



Commerce City

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

Meeting Minutes - Final

Planning Commission

Tuesday, September 2, 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_Zj9QzBDLT2a-JpuXlJclw

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 6:03 PM.

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner David Sanchez, Commissioner Scott VanHeusen, and Alternate Commissioner Ryan Keefer

Absent 1 - Commissioner Debra Eggleston

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 25-179](#)

July 1, 2025 Planning Commission Minutes

Attachments: [July 1, 2025 Planning Commission Minutes](#)

A motion was made by Commissioner Sanchez, seconded by Commissioner Shecter, that the July 1st minutes be approved.

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Sanchez, Commissioner VanHeusen and Alternate Commissioner Keefer

5. Public Hearings:

[Pres 25-492](#)

Z25-0002: Thompson Thrift Development, Inc. is requesting approval of a zone change from AG (Agricultural) to R-3 (Multi-Family Residential) District. The approximately 12.70-acre subject property is located at 10225 Chambers Road.

- Attachments:** [Zone Change Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Neighborhood Meeting Summary](#)
 [Traffic Impact Study](#)
 [Supplement Traffic Letter](#)
 [Preliminary Drainage Report](#)
 [Supplemental 27J Letter](#)
 [27J Comment Letter](#)
 [Planning Commission Minutes November 6 2024](#)
 [City Council Minutes November 25 2024](#)

City Planner, Nathan Chavez, presented on behalf of staff.

Marcus Pockner, Land Use and Community Outreach Consultant, presented on behalf of Thompson Thrift.

Public comment from Cynthia Wood. Ms. Wood mentioned that Thompson Thrift has been an amazing partner as a seller. Believes that this development will bring a lot of character to the neighborhood. This is an opportunity to bring commercial interest in.

Public comment from Deborah Eggleston mentioned concerns about building too many apartment buildings in the north range, that it will become a land of rental properties. The rental properties are rented by transient tenants that come and go, and this doesn't contribute to a sense of community. It decreases the value of the properties in the surrounding area. The property would be better served as senior housing.

The applicant responded to the public comments on the rental units and how this development's land use is complimentary to what is laid out in the Comp Plan. 86% of housing is already single family homes in this area. This development will create a diversity of home types and is appropriate along corridors. The developer believe this will enhance the value of the neighborhood.

A motion made by Commissioner Shecter, " I move that the Planning Commission enter a finding that the requested R-3 Multi-Family Residential district zoning for the property located at 10225 Chambers Road, containing case Z25-0002 meets the criteria of the Land Development Code and based on such finding recommend that the City Council approve the R-3 Multi-Family residential zoning," seconded by Commissioner VanHeusen, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Sanchez, Commissioner VanHeusen and Alternate Commissioner Keefer

[Pres 25-496](#)

Land Development Code Update, Adoption Public Hearing

- Attachments:** [Staff Report](#)
 [250902 Commerce City Public Hearing Draft Clean reduced](#)

Interim Director of Community Development, Michael Sutherland introduced the Land

Development Code Presentation which has been in the works since 2023 and includes extensive outreach and all city departments.

Kendig Keast Collaborative presented the on new Land Development Code.

Commissioner VanHeusen inquired how long the document has been available online and how were citizens informed of it? Planning Manager, Heather Vidlock stated since May. The development community has been commenting on it. There have been open houses and pop up events the department has been apart of. It was also posted in the Community Connection Newsletter. Data Centers are being addressed in the I-1 zone district. Conditional Use is also recommended by most to stay with the property not the owner.

Commissioner Shecter asked about Accessibility and if this was incorporated into the use of the term "social equity"

Public comment from Laya Rosales, representing the Residential Development Community. Ms. Rosales discussed the court and motor court developments as ways to creatively solve price point housing issues.

As it relates to the green court development, the new Land Development Code calls for a minimum of 60' separation and impacts some of the smaller price points and products.

Another comment was related to 6' walks running in front of housing, which is a lot of extra concrete. 4' to 5' would be more appropriate.

Additionally, she recommended a max of four homes in a motor court and allow shorter than 20' driveways.

Lastly, she asked there be some considerations to costs of different elements as it relates to multipliers and the unattended consequences of those.

Public comment from Michael Ferington is requesting shifting row homes from R2 to limited use administrative approval and R1 to conditional or C by the Planning Commission. These homes create an attainable option for young families. It allows that gentle density increase and gives more flexibility without needing a PUD.

Commissioner Shecter clarified his earlier comments on accessibility. Bison Ridge Recreation Center for example is ADA compliant but it's completely inaccessible and not walkable, in his opinon. One would have to cross two highways, there are no lanes to walk on, no walk signs, and it is unsafe to the bicycle.

Commissioner Biltoft requested clarification as it related to Commissioner Shecter's comments on access. Interim Director of Community Development, Michael Sutherland provided clarification on larger subdivisions and looking at connectivity. The International Building and Residential Codes address building and parking lots and their relationship to each other, which is an example of community accessibility and that type of connectivity. There is collaboration with other departments to look at larger issues in new subdivisions and the preliminary plat process as it relates to trails, etc. The Comp Plan is a foundation the LDC builds off of.

A motion made by Commissioner Shecter " I recommend the Planning Commission enter a finding that the Land Development Code is satisfactory to the Planning Commission and recommends the City Council approve and adopt the code," seconded by Commissioner Sanchez, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Sanchez, Commissioner VanHeusen and Alternate Commissioner Keefer

[Pres 25-500](#)

Prohibition of Vinyl Siding in new Construction as an Amendment to the Current Land Development Code

Attachments: [PC Exhibit Vinly-Siding 2009-LDC-Amendments](#)

A motion made by Alternative Commissioner Keefer, " I recommend the Planning Commission enter a finding to amend the current Land Development Code to prohibit vinyl siding in construction and recommend City Council approve and adopt the amendment," seconded by Commissioner Sanchez, VOTE:

Ayes: 4 - Commissioner Biltoft, Commissioner Sanchez, Commissioner VanHeusen and Alternate Commissioner Keefer

Nayes: 1 - Commissioner Shecter

[Pres 25-501](#)

Addition of Preliminary Plat Procedures as an Amendment to the Current Land Development Code

Attachments: [Preliminary Plat, 2009 LDC Amendment](#)

Planning Manager, Heather Vidlock, clarified for the Planning Commission that this language is from the new Land Development Code draft the City Council wanted to be implemented right away instead of having to wait for the legislative zoning to occur next year. Preliminary plats would be subject to a public hearing by Planning Commission and City Council and the final plats would be administrative.

A motion made by Commissioner VanHeusen, " I recommend that the Planning Commission enter a finding to amend the current Land Development Code to add preliminary Plat Procedures and move that the City Council approve and adopt the amendment," seconded by Commissioner Sanchez, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Commissioner Sanchez and Commissioner VanHeusen

Nayes: 1 - Alternate Commissioner Keefer

6. Commission Business:

7. Attorney Business:

8. Staff Business:

Planning Manager, Heather Vidlock, shared that Public Works is going to bring the Transportation Master Plan to the October meeting.

9. Adjournment

The meeting adjourned at 7:45 PM.

Andrew Brooks, Planning Commission Liaison

Any member of the public requesting accommodations, with respect to 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 303-286-5052 at least 48 hours before the meeting.