



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, November 18, 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_515vUJQPT2qpHwMal2Gcjw

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 - 6:00 PM

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

2. Roll Call

Present 4 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Alternate Commissioner Tyrel Nelson, and Commissioner Steven VanHeusen
Absent 2 - Commissioner Debra Eggleston, and Commissioner David Sanchez

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 25-232](#) October 7, 2025 Meeting Minutes

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

A motion made by Commissioner Schecter, seconded by Commission Biltoft, that the October 7th minutes be approved VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Alternate Commissioner Nelson and Commissioner VanHeusen

5. Public Hearings:

[Pres 25-557](#) Transportation Master Plan

Attachments: [Planning Commission Memo](#)
[Presentation](#)

Jenna Hahn, Public Works Director, was present to answer any questions from the presentation from the last Planning Commission meeting.

Commissioner Shecter asked if the plan was reviewed by the City Attorney's Office for constitutional compliance and expressed his concerns regarding the language in the plan. Specifically how it means something different to each person. He recommended that the plan should say what we mean. Commissioner VanHeusen validated those concerns but discerned a difference between equal and equity. Eliot Schaefer, City Attorney, did confirm that yes, it was reviewed and there were no significant concerns with the draft plan.

A motion made by Commissioner VanHeusen, "I move that the Planning Commission enter a finding that the proposed Transportation Master Plan is satisfactory for Commerce City and thereby recommend approval to City Council," seconded by Commissioner Nelson, VOTE:

Ayes: 3 - Commissioner Biltoft, Alternate Commissioner Nelson and Commissioner VanHeusen

Nayes: 1 - Commissioner Shecter

[Pres 25-602](#)

LUP25-0002: Lokal Homes is requesting approval of a Land Use Plan Amendment to amend the comprehensive plan designation from Northern Range Commercial to Mixed Commercial for the property located at the southeast corner of East 120th Avenue and Chambers. The subject property consists of approximately 13.8 acres and is zoned PUD (Planned Unit Development).

Attachments: [Land Use Plan Amendment Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Comp Plan Amendment Questionnaire](#)
[Map Exhibits](#)
[Economic Development Comments](#)
[Neighborhood Meeting Summary](#)
[Concept Plan](#)
[Traffic Impact Study](#)

Paul Shoukas, Vice President PCS Group, presented on behalf of Lokal Homes. Nic Berry, City Planner, presented on behalf of staff.

Commissioner Biltoft stated he was conflicted with the plan. The public wants more commercial, as outlined in the 2045 plan and how this plan is giving away a commercial node in the northwest city to do that. He support this concept but does not support the idea of giving up half the corner as strict commercial but does see the benefits of both sides.

Commissioner VanHeusen agreed with Commissioner Biltoft and is trying to understand the objections and the benefits. He was conflicted because it's giving up about 50% of the commercial node.

Commissioner Shecter asked staff what exactly was the change that was being

recommended? Nic Berry, City Planner, stated the change is primarily focused on the economic development framework map to add residential use to this property as an option.

A motion made by Commissioner Shecter, "I move that the Planning Commission enter a finding that the requested Land Use Plan Amendment for the property located at the southwest corner of East 120th Avenue and Chambers Road contained in case LUP25-0002 meets the criteria of the Land Development Code and based upon such findings recommend that the City Council approve the Land Use Plan Amendment," seconded by Commissioner VanHeusen, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Alternate Commissioner Nelson and Commissioner VanHeusen

[Pres 25-606](#)

S24-0016: Murray Family Farms Filing No. 2 to replat three tracts into five tracts and one lot. The property is generally located at the southeast corner of East 112th Avenue and Havana Street, extending southward to East 108th Avenue and eastward to the approximate location of Jamaica Drive, consisting of approximately 72 acres.

- Attachments:**
- [Subdivision Report](#)
 - [Vicinity Map](#)
 - [Applicant Narrative](#)
 - [Final Plat](#)
 - [Traffic Letter](#)

Samantha Pollmiller, Principal, (Applicant's representative), presented on behalf of Murray Family Farms. Kathleen Taylor, Senior Planner, presented on behalf of staff.

Commissioner VanHeusen asked why tract F was isolated from other lots. Samantha Pollmiller, Representative for Murray Family Farms, responded that tract F is a separate tract because it's a separate zone district.

A motion made by Commissioner VanHeusen, "I move that the Planning Commission enter a finding that the requested Murray Family Farms, Filing No. 2 Final Plat contained in case S24-0016 meets the criteria of the Land Development Code and based on such findings, recommend approval of the Final Plat to City Council," seconded by Commissioner Biltoft, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Alternate Commissioner Nelson and Commissioner VanHeusen

[Pres 25-625](#)

Text Amendment to the 2009 Land Development Code to Allow Accessory Dwelling Units

- Attachments:**
- [Staff Report](#)
 - [Exhibit: Accessory Dwelling Units](#)

Sung won Han, Principal Planner, presented on behalf of staff.

A motion made by Commissioner Nelson, "I move that the Planning

Commission enter a finding that the proposed amendment to the Land Development Code is satisfactory for Commerce City and thereby recommend allowing Accessory Dwelling Units to City Council," seconded by Commissioner Shecter, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Alternate Commissioner Nelson and Commissioner VanHeusen

[Pres 25-626](#)

Text Amendment to the 2009 Land Development Code to Update the Definition of "Family."

Attachments: [Staff Report](#)
[Exhibit: Family Definition](#)

Sung won Han, Principal Planner, presented on behalf of staff.

Commissioner Shecter asked that the new definition of family be read again. Sung won Han, Principal Planner, stated it was a simple text change in the definition of family part B exhibit which states "a group of not more than three persons not related by blood, marriage, or adoption living together in a dwelling unit." That's the current language and the new language would be "a group of persons not related by blood, marriage or adoption living together in a dwelling unit."

Commissioner Biltoft stated he understood the intent and asked if there was another nomenclature or other language related to that. Eliot Schaefer, City Attorney, acknowledged the concern and stated they looked at the best way to amend the 2009 LDC to be in compliance with the state law. The 2025 Land Development Code does have a more direct approach to the use of the term family. In the current code there wasn't a simple fix to change how family was used throughout the code. With the new Land Development Code going into effect, it will be addressed more comprehensively. The new term is "household" described as a single housekeeping unit that share their home together. Group homes and households are defined separately so they can be regulated differently.

Commissioner Shecter stated he was happy with the new language and that Colorado's law and new house bill makes sense because we shouldn't be legislating who lives with who. It should be about what's safe and healthy.

A motion made by Commissioner Nelson, "I move that the Planning Commission enter a finding that the proposed amendment to the Land DevelopmentCode is satisfactory for Commerce City and thereby recommend amending the definition of family to City Council," seconded by Commissioner VanHeusen, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Alternate Commissioner Nelson and Commissioner VanHeusen

6. Commission Business:

7. Attorney Business:

8. Staff Business:

Heather Vidlock, Planning Manager, let the commission know the City Council adopted

the 2025 Land Development Code on the first and second readings, and is now in effect for new annexations and zoning applications. All other applications will have to wait until we go through the legislative rezoning's next year. There is a joint Study Session on February 9th with City Council to discuss legislative zoning.

The next Planning Commission Meeting is scheduled for December 2nd.

The Housing Needs Assessment has been completed, and they've had their final community meeting. The draft report is in the process of being finalized and disseminated.

Commissioner Biltoft recommended that staff be thinking about a work schedule for 2026 to include a Joint Study Session with Planning Commission and City Council. The discussion would be to understand City Council's new goals and to have them align with the Planning Commission.

Heather Vidlock, Planning Manager, stated that the City Attorney's Office would like to update Planning Commission by-laws. There is outdated language that needs to be updated. Heather recommended presenting this in January to have a discussion and bring to February's meeting with a draft to vote on.

As part of that discussion, Commissioner VanHeusen asked if there could be clarity about why Planning Commission members could only be on one commission, and what the rationale was behind that decision.

9. Adjournment - 7:47 PM

Meeting adjourned at 7:47 PM.

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.