



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, October 7, 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_1mRWjtjZT6K7IZ4
p1wNgKA](https://c3gov.zoom.us/webinar/register/WN_1mRWjtjZT6K7IZ4p1wNgKA)

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 - 6:06 PM

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

Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner David Sanchez, Alternate Commissioner Tyrel Nelson, and Commissioner Steven VanHeusen
Absent 1 - Commissioner Debra Eggleston

Pledge of Allegiance

Approval of Minutes:

A motion made by Commissioner Sanchez, seconded by Commissioner Shecter, that the September 2nd minutes be approved VOTE:

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

[Min 25-210](#)

September 2, 2025 Meeting Minutes

Attachments: [September 2, 2025 Planning Commission Draft Minutes](#)

Public Hearings:

[Pres 25-554](#)

S-762-20-21-25: Oakwood Homes is requesting approval of the Reunion Center Filing No. 1 Amendment No. 1 final plat to create: 84 residential lots; five commercial lots; and 16 tracts for open space, utilities, drainage, and private right-of-way; and two tracts for future development. The subject property is approximately 35.55 acres, generally located between East 104th Avenue and Homestead Trail and between Walden

Street and Tower Road, zoned PUD (Planned Unit Development)

Attachments: [Subdivision Report-Amendment 1](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[PUD Permit](#)
[Reunion Center Public Comment](#)
[School District Letter](#)
[Traffic Report](#)
[Drainage Report](#)
[Existing PUD Zone Document](#)

City Planner, Nic Berry, presented on behalf of staff followed by Jeff Mark with Terricina Design.

Commissioner Bilotto asked which comprehensive plan was the criteria for this case evaluated against. Nic Berry stated this came from 2010 Comp Plan and clarified future land use decisions from the owner around this property would also be evaluated against this plan. Plans that are in place at the time of original filing are generally how cases are evaluated in cities.

Commissioner Sanchez asked for clarity of what was in the marketing materials attachments that were sent in public comments. Nic Berry, stated these discussed a school and a planned development which included a theater and ballfields.

Commissioner Sanchez also asked how this metro district works with the Reunion Metro District. The applicant stated this is a separate metro district that could enter into an IGA with Reunion in the future.

Commissioner VanHeusen mentioned most public comment wanted to see more commercial development in this area.

A motion made by Commissioner Shecter, "I move that the Planning Commission enter a finding that the requested Reunion Center Filing No. 1 Amendment No. 1 final plat containing case S-762-20-21-25 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 VanHeusen, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Bilotto, Commissioner Sanchez, Alternate Commissioner Nelson and Commissioner VanHeusen

Pres 25-555

S-762-20-21-25-25: Oakwood Homes is requesting approval of the Reunion Center Filing No. 1 Amendment No. 2 final plat to create: 106 residential lots; five commercial lots; and 11 tracts for open space, utilities, drainage, and private right-of-way. The subject property is approximately 15.25 acres, generally located between East 104th Avenue and Homestead Trail and between Walden Street and Yampa Street, zoned PUD (Planned Unit Development)

Attachments: [Subdivision Report- Amendment 2](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[PUD Permit](#)
[Reunion Center Public Comment](#)
[School District Letter](#)
[Drainage Report](#)
[Traffic Report](#)
[Existing PUD Zone Document](#)

A motion made by Commissioner Shecter, "I move that the Planning Commission enter a finding that the requested Reunion Center Filing No. 1 Amendment No. 2 final plat containing case S-762-20-21-25-25 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 VanHeusen, VOTE:

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

[Pres 25-557](#)

Transportation Master Plan

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

Stephanie Ball, Transportation Planner Consultant with Felsburg Holt & Ullevig, presented on the draft plan.

Commissioner Shecter stated the presentation includes racial preference language that appears inconsistent with a previous US Supreme Court's decision. This could jeopardize eligibility for federal transportation grants. Commissioner Shecter asked if the City Attorney's office would consider developing contract guidance requiring vendors to use neutral, objective, income-based criteria to remain constitutionally compliant and foster a more respectful working environment. Genevieve Gill, Assistant City Attorney, responded that she would certainly bring concerns to the attention of the City Attorney.

Commissioner VanHeusen made a recommendation to add Quebec to transit priority routes, including Dick's Sporting Goods. If it is accessible to the A-line South of Commerce City, it will help our north/south routes. He is happy that we are looking at Highway 2 as a transit priority because we are lacking in a South to North connection of the city.

Jenna Hahn, Director of Public Works, addressed that Public Works is actively working on a year-long study to help figure out how to help people get around the core city. The study will help determine where and when people are trying to go. The information will be used to launch a program.

Commissioner Biltoft asked if there was any analysis related to structured bike parking. Stephanie Ball, stated she would check to see if they provided this recommendation. She was unsure that this was in this transportation plan but would recommend making it a priority and a strategy to study moving forward.

Commissioner Biltoft asked if on page 69 regarding tree lawns and clearances, if this was current information and does this reflect the LDC. Jenna Hahn stated that Public Works has followed everything that is either in place or actively being worked on.

Commissioner Biltoft asked if there was a pedestrian and bicycle connectivity plan to Barr Lake. Jenna Hahn responded that it's a good project to have on their radar for grant funding with a regional partner or future capital investment project with the other jurisdiction.

Commissioner Biltoft addressed the lack of restroom facilities in and outside the arsenal on trails. Jenna Hahn acknowledged the concern and stated that it would be a good conversation with US Fish and Wildlife Services.

Commission Business:

Commissioner Schecter requested that when staff send emails to commissioners they copy all email addresses instead of a blind copy. Assistant City Attorney, Genevieve Gill, responded that staff is not allowed to do this with commissioners due to open meeting laws. This is something that is required for all public meetings, not just this one.

Attorney Business:

Staff Business:

Michael Sutherland, Community Development Director, shared that the Land Development Code was adopted at City Council on first reading by a nine to zero vote. He thanked the Commissioners for their efforts and investment in the process. This is the third Land Development Code that has been adopted in Commerce City since it's founding.

The prohibition against vinyl siding was approved by a nine to zero vote for the 2009 code. If adopted on second reading, it will go into effect immediately.

The preliminary plat process was approved in the 2009 code. This will take effect upon second adoption or publication thereafter.

Andrew Brooks, Executive Administrative Supervisor, shared that the Commissioners have been invited to two upcoming events, one is a Town Hall hosted by the Youth Commission. This is a recruiting tool for the city to be able to bring in more board and commission members. This will be held Saturday, October 18th, 10:00 am - 1:00 pm at the Civic Center. The Boards Liaison is requesting that two people from each boards and commissions to attend. One to participate in open discussion and the second would be at a public table handing out information.

Thank you for all your hard work over the years. There is an appreciation dinner at Bison Ridge on November 19th, from 5:30 pm - 7:30 pm.

Commissioner Biltoft asked staff if there were any cases scheduled for November meeting. Andrew Brooks responded that yes there are cases but did not have specifics. The November meeting does fall on election day, so the next meeting will be on Wednesday.

Adjournment - 7:27 PM

Meeting adjourned at 7:27 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.