



Commerce City

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

Meeting Minutes - Final Zoning Board of Adjustment

Tuesday, April 8, 2025

5:30 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_GsyF5mTaRbGV8O2tIONzaA

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

The meeting was called to order at 5:34 PM.

Roll Call

Board Member Frey-Waite, arrived late but was later counted as presented for the purposes of Roll Call.

Present 4 - Board Member Gene Leffel, Board Member Joanne Hernandez, Board Member Joe Frey-Waite, and Board Member Shawn Poe

Approval of Minutes:

[Min 25-084](#)

Meeting Minutes for February 11, 2025

Attachments: [Meeting Minutes February 11, 2025](#)

A motion was made by Board Member Leffel, seconded by Board Member Douglas, that this Minutes be approved VOTE:

Ayes: 3 - Board Member Leffel, Board Member Hernandez and Douglas

Excused: 1 - Board Member Frey-Waite

Abstentions: 1 - Board Member Poe

Case(s):

[Pres 25-207](#)

AU25-0001: Fast Cash Pawn is requesting a Use-by-Permit for a Pawn Shop in the C-3 (Regional-Commercial) zoning district, for the approximately 0.60 acres property located at 6225 E 71st Place.

Attachments: [Use-by-Permit Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Site Plan](#)
[Police Comment Letter](#)

Allyson Olson, Planner, presented on behalf of the city.

Richard Dawson, District Manager, represented the applicant.

The Board asked questions about the ownership history and proposed conditions from staff.

Board Member Frey-Waite made a motion "I move that the Board of Adjustment enter a finding that the requested use-by-permit, for the property located at 6225 E 71st PI contained in case AU25-0001, meets the criteria of the Land Development Code and based upon such finding, approve the use-by-permit subject to the following conditions:

- 1. Participate in the Police Departments stolen merchandise tracking program.**
- 2. On site vehicle sales are prohibited." seconded by Board Member Douglas:**

Ayes: 5 - Board Member Leffel, Board Member Hernandez, Board Member Frey-Waite, Douglas and Board Member Poe

Board Business:

No board business discussed.

Attorney Business:

No attorney business discussed.

Staff Business:

Heather Vidlock, Planning Manager, introduced Shawn Poe as a new board member.

Adjournment

The meeting adjourned at 5:46 PM.

Nic Berry, BOA Liaison

**Study Session on the Board of Adjustment Roles and Responsibilities combined
with Land Use Training**