Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, March 4, 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_WmNYf2AJQx-uc2Mo3H8GrQ**

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 - 6:18 PM

The meeting is called to order at 6:18 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

Approval of Minutes:

Min 25-059

Attachments: February 4, 2025 Planning Commission Minutes

A motion made by Commissioner Sanchez, seconded by Commissioner Shecter, that the February 4th minutes be approved.

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

Public Meeting:

Pres 25-148 **V25-0001:** Revsco Properties is requesting to vacate an access easement, commonly known as East 103rd Place, which is approximately 886 feet in length extending west of Peoria Parkway towards Peoria Street. The subject easement is generally between and East 104th Avenue and the Xcel power lines.

Attachments: Vacation of Easement Report
Vacation Exhibit
Proposed Plat
PUD Permit PUDP24-0010
Existing PUD Zone Document

Nic Berry, City Planner, presented on behalf of staff.

Nick Allen, applicant, addressed the Commission to thank them for their time.

Commissioners asked questions about the history of the RTD site.

A motion made by Commissioner VanHeusen. "I move that the Planning Commission enter a finding that the requested vacation of easement contained in case V25-0001 meets the criteria of the Land Development code and based upon such finding recommend that the City Council approve the vacation of easement," seconded by Commissioner Sanchez, VOTE:

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

Commission Business:

Attorney Business:

Staff Business:

Staff to provide updates on recently heard City Council cases.

Planning Manager, Heather Vidlock, provided an update on the Council Meeting from March 3rd, they denied the car wash in Turnberry so that project will not be moving forward.

Adjournment - 6:30 PM

Study Session on the Land Development Code Public Engagement Plan and the Commission's Role and Communication Generally.

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.