



Commerce City

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

Meeting Minutes

Zoning Board of Adjustment

Tuesday, March 8, 2022

5:30 pm Council Chambers, 7887 E. 60th Ave Commerce City, CO 80022. The meeting will be live on Channel 8 and c3gov.com/video. Zoom Registration: https://c3gov.zoom.us/webinar/register/WN_NrO86MJLRbW17QeZK2nANQ

This meeting will be held in person in the City Council Chambers (location above). There will be general public physical access to this meeting or virtual participation by using the Zoom link above.

1 Call to Order

Chairman Leffel called the meeting to order at 5:37pm

2 Pledge of Allegiance

3 Roll Call

Katelyn Memmer called roll.

Present 4 - Board Member Chris Gronquist, Board Member David Brinkerhoff, Board Member Gene Leffel, and Alternate Board Member Robert Benzel

Absent 1 - Benjamin Huseman

Staff in Attendance:
Sarah Geiger, Deputy City Attorney
Jennifer Jones, Principal Planner
Anita Riley, Principal Planner
Omar Yusuf, Planner
Stacy Wasinger, Planner
Tricia Mason, Community Development Manager
Katelyn Memmer, Administrative Specialist

4 City Manager Roger Tinklenberg's Vision

5 Presentation Item:

[Pres 22-175](#)

Special Election and Redistricting Process

Attachments: [Community Information Session](#)

6 Approval of Minutes:

[Min 22-54](#)

Minutes of the February 08, 2022 Board of Adjustment Meeting

Attachments: [Minutes](#)

A motion was made by Alternate Board Member Benzel, seconded by Board Member Brinkerhoff, that this Minutes be approved VOTE:

Ayes: 4 - Board Member Gronquist, Brinkerhoff, Board Member Leffel and Alternate Board Member Benzel

7 Case(s):

[Pres 22-152](#)

A-1757-U-21: Casa Carrera Real Estate, LLC is requesting the approval of a Use-by-Permit for a religious institution in an R-3 district for the property at 5651 E. 62nd Ave, generally located at the northeast corner of E. 62nd Ave and Holly St. zoned R-3 (Multiple-Family-Residential District).

Attachments: [BOA Staff Report](#)
[Vmap](#)
[Narrative](#)

Sarah Geiger, Deputy City Attorney, introduced the case.

Omar Yusuf, Planner, presented the case A-1757-U-21 and noted DRT recommendation of approval.

Discussion from the board involved if this case would have to go through the planning and development process, Planner, Omar Yusuf confirmed it would and the us-by-permit has to be approved first.

Board Member Benzel asked if the basement will have bathrooms/facilities. Chairman Leffel pointed out that one part of the packet says the basement will include a community room, kitchen, and restrooms. But, in another part of the packet it says the basement will be unfinished. Omar confirmed basement level will be community rooms, and the main level will be the congregation area. Omar stated that over time, there are plans to expand, but will defer to applicant. Cara Grauer, RNN Architects, stated that ideally the entire project will be completed, but with funding, the main level with the sanctuary is priority and then moving into the basement as funding allows.

Chairman Leffel asked why there was no site plan included in the packet. Omar pulled up a site plan for the Board to review.

Seeing no further comments, Chairman Leffel invited the public to speak.

Austin Gonzales, 6200 Holly St- Stated he would prefer to see a church go in this location as opposed to more housing.

A motion was made by Board Member Gronquist, I move that the Board of Adjustment find that the requested use-by-permit for the property located at

5651 E. 62nd Avenue, containing case A-1757-U-21 meets the criteria for the Land Use Code and based upon such findings approve the use-by-permit, subject to the advisory as outlined in the staff report, seconded by Alternate Board Member Benzel, that this Presentation be recommended for approval
VOTE:

Ayes: 4 - Board Member Gronquist, Brinkerhoff, Board Member Leffel and Alternate Board Member Benzel

[Pres 22-153](#)

A-1761-U-22: Anders Beverage Co, LLC is requesting the approval of a Use-by-Permit for a distillery in an I-1 district for the property at 6340 E 58th Ave. Unit I and J, zoned I-1 (Light Intensity Industrial District).

Attachments: [Staff Report](#)
[Vmap](#)
[Site and Floor Plans](#)
[Economic Development Department Letter](#)
[Narrative](#)

Sarah Geiger, Deputy City Attorney, introduced the case.

Stacy Wasinger, Planner, presented the case A-1761-U-22 and noted DRT recommendation of approval.

Discussion from the board members included what the final make-up of the facility would look like. As there was no sketch of Unit I, which could be a future tasting room or a full bar. And, has parking been looked at for the future since it is now based off of industrial. Planner, Stacy Wasinger, said Unit I will primarily be for storage but when the business grows, they could use it for a tasting room. The applicant is not looking at it for tasting room purposes right now but if/when that does happen it would have to meet all of those requirements.

Board Member Gronquist stated he is okaying the production of alcohol but not the tasting of the alcohol. So, when they go to make that Unit a tasting room, would it would be a separate process? Stacy stated they would have to meet any liquor requirements when that happens.

Richard Anders, Anders Brewing Co, stated if the business does do a tasting room the plan would be for that to be off-site. The current use is for production to send to wholesalers.

Chairman Leffel clarified that the board would be approving the distillery and not the tasting room.

**A motion was made by Board Member Brinkerhoff, I move that the Board of Adjustment find that the requested use- by-permit for distillery for the property located at 6340 E. 58th Avenue, Units I and J in Commerce City, contained in case A-1761-U-22 meets the criteria of the Land Development Code and based upon such findings approve the use-by-permit, seconded by Board Member Gronquist that this Presentation be recommended for approval
VOTE:**

Ayes: 4 - Board Member Gronquist, Brinkerhoff, Board Member Leffel and Alternate Board Member Benzel

8 Action Items:

9 Board Business:

10 Attorney Business:

11 Staff Business:

Board of Adjustment for next month is pending if we will have a case ready or not.

12 Adjournment

This meeting was adjourned at 6:55pm.