

# **Commerce City**

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



## **Meeting Minutes - Draft**

**Tuesday, March 12, 2019**

**5:30 PM**

**Council Chambers**

## **Zoning Board of Adjustment**

## Call to Order

*Acting Chair Leffel called the meeting to order at 5:30 p.m.*

## Roll Call

*Candice Alexander called roll.*

*Present: Leffel, Haug, Brinkerhoff, Kuhn, Benzel*

*Excused: Councilman Huseman*

*Alternate Sandhu was present in the audience.*

## Pledge of Allegiance

*The Pledge of Allegiance was recited.*

## Approval of Minutes:

### [Pres 19-150](#)

August 14, 2018

**Attachments:**     [Minutes](#)

*Board member Haug made a motion to approve the August 14, 2018 meeting minutes.  
Board member Benzel seconded the motion.*

*Yes: Leffel, Brinkerhoff, Haug, Benzel, Kuhn*

*5 Yes, motion passed.*

## Case(s):

### [Pres 19-151](#)

**AU-1746-19:**    BPCO Properties, LLC is requesting a Use-By-Permit for a vehicle repair business (Brakes Plus) for the property located at 15521 E 104th Avenue (northwest corner of E. 104th Avenue and Chambers Road), zoned PUD (Planned Unit Development).

**Attachments:**     [Staff Report](#)  
                          [Vicinity Map](#)  
                          [Narrative](#)  
                          [Narrative Addition](#)  
                          [Site Plan](#)

*Mr. Hader introduced the case and asked that the record reflect the file contained the relevant notification and publication information. Planner Kerns reviewed the staff report and presentation including the DRT recommendation.*

*The board asked about road access to the site, criteria for amount of auto repair places per household in area, Les Schwab company category vs. Brakes Plus, cross walk access, code enforcement process for outside storage of vehicles, and additional sign posted on site.*

*Dan Sheftel, 7076 S. Alton Way, Centennial, CO 80112, authorized representative of the applicant, addressed the commission. Mr. Sheftel provided background business details regarding Brakes Plus. He explained differences between Brakes Plus and Les Schwab in relation to what services are offered. He stated Brakes Plus does not service tires, engines, conduct body work, hauling, or work on transmissions, but they do provide services pertaining to alignments, brakes, A/C, and shocks/struts. Mr. Sheftel stated he would consider Christian Brothers their direct competitor vs. Les Schwab. He also noted that each store is inspected quarterly for employee safety, cleanliness of store/surrounding property, and that only 1-2 vehicles stay overnight that are stored in garage for safety.*

*In response to a question by the board, Mr. Sheftel confirmed Brakes Plus services include changing of transmission fluid / filter, but do they do not repair transmissions.*

*The meeting was opened to the public. There being no public comment, Acting Chair Leffel closed the meeting to the public and requested a motion.*

*Board member Benzel made the following motion: "I move that the Board of Adjustment find that the requested Use-by-Permit for the property located at 15521 E 104th Avenue contained in case AU-1746-19 meets the criteria of the Land Development Code and, based upon such finding, approve the Use-by-Permit." Board member Brinkerhoff seconded the motion.*

*5 Yes: Leffel, Haug, Brinkerhoff, Kuhn, Benzel*

*Motion passed.*

## **Board Business:**

### *ELECTION OF OFFICERS*

*Staff explained the process for electing officers and stated the board could make a motion to vote tonight via voice vote, or make a motion to vote at the next meeting to allow Councilman Huseman the opportunity to vote if he were in attendance.*

*Board member Haug made a motion to conduct election of chairs this evening via secret ballot, Board Member Kuhn seconded the motion.*

*Voice Vote:*

*5 Yes: Leffel, Haug, Benzel, Kuhn, Brinkerhoff*

*Motion passed.*

*Administrative Specialist Alexander distributed secret ballots to the board. Board members filled out their selection of Chair and turned in ballot.*

*5 in favor of Leffel for Chair. Leffel, Haug, Benzel, Kuhn, Brinkerhoff*

*Administrative Specialist Alexander distributed secret ballots to the board. Board members filled out their selection for Vice Chair and turned in ballot.*

*5 in favor of Haug for Vice Chair. Leffel, Haug, Benzel, Kuhn, Brinkerhoff*

### **Attorney Business:**

### **Staff Business:**

*Planner Timms Introduced new City Administrative Specialist, Dulline Ibarra, and New Board of Adjustment alternate, Davinder Sandhu. Mr. Sandhu was then invited to introduce himself to the Board to make acquaintance with members.*

*Administrative Specialist Alexander distributed 2K Appreciation Coins to the board.*

### **Adjournment**

*Chairperson Leffel adjourned the meeting at 6:18 p.m.*