



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, September 2, 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_Zj9QzBDLT2a-JpuXlJclw

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 - 6:03 PM

The meeting is called to order at 6:03 PM.

Roll Call

- Present** 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner David Sanchez, Commissioner Steven VanHeusen, and Alternate Commissioner Ryan Keefer
- Absent** 1 - Commissioner Debra Eggleston

Pledge of Allegiance

Approval of Minutes:

[Min 25-179](#)

Attachments: [July 1, 2025 Planning Commission Minutes](#)

A motion was made by Commissioner Sanchez, seconded by Commissioner Shecter, that the July 1st minutes be approved.

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

Public Hearings:

[Pres 25-492](#)

Z25-0002: Thompson Thrift Development, Inc. is requesting approval of a zone change from AG (Agricultural) to R-3 (Multi-Family Residential) District. The approximately 12.70-acre subject property is located at 10225 Chambers Road.

Attachments: [Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Neighborhood Meeting Summary](#)
[Traffic Impact Study](#)
[Supplement Traffic Letter](#)
[Preliminary Drainage Report](#)
[Supplemental 27J Letter](#)
[27J Comment Letter](#)
[Planning Commission Minutes November 6 2024](#)
[City Council Minutes November 25 2024](#)

A motion made by Commissioner Shecter, " I move that the Planning Commission enter a finding that the requested R-3 Multi-Family Residential district zoning for the property located at 10225 Chambers Road, containing case Z25-0002 meets the criteria of the Land Development Code and based on such finding recommend that the City Council approve the R-3 Multi-Family residential zoning," seconded by Commissioner VanHeusen, VOTE:

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

Pres 25-496

Land Development Code Update, Adoption Public Hearing

Attachments: [Staff Report](#)
[250902 Commerce City Public Hearing Draft Clean reduced](#)

Public comment from Laya Rosales, representing the Residential Community. Ms. Rosales addressed the project goals to modernize the code and the language as it relates to modernizing it with different product types, different ways of design, and development. Ms. Rosales discussed the court and motor court developments as ways to creatively solve price point housing issues. These are some creative ways to provide housing products for children and family members.

As it relates to the green court development, this item calls for a minimum of 60' separation and impacts some of the smaller price points and products. Another comment addressed was 6' walks running in front of housing, which is a lot of extra concrete. Four to five feet would be more appropriate. Lastly, she addressed the 20' driveway and how it becomes very impersonal and asked to consider reducing driveway widths along the motor courts and green court developments. Consider the costs of different elements and unattended consequences.

Public comment from Michael Ferington. Request to present to City Council is to shift row homes, in R1 shift to conditional and R2 shift to conditional to limited use. These homes create an attainable option for young families. It allows that gentle density increase and gives more flexibility without needing a PUD. It allows community to be built, diversity and housing options. Row homes bring that single family aesthetic while still maintaining that density that helps our communities grow, and helps communities be more lasting.

Commissioner Shecter discussed ADA compliance and how that might take care of the whole accessibility situation. Commissioner Shecter is skeptical because of the Bison Ridge Recreation Center and sure they are ADA compliant but lowercase accessibility, in his opinion, it's completely inaccessible and not walkable. One would have to cross two highways, there are no lanes to walk on, no walk signs, and it is unsafe to the bicycle.

Commissioner Biltoft requested clarification to Commissioner Shecter's comments regarding the development of each individual parcel, not necessarily to the point of a connected accessible community. Michael Sutherland, Interim Director of Community Development, clarified that larger subdivisions and connectivity issue are reviewed. The International Building and Residential Codes address building and parking lots and their relationship to each other, which is an example of community accessibility and that type of connectivity. There is collaboration with other departments to look at larger issues in new subdivisions and preliminary plat process. The LDC is a foundation.

A motion made by Commissioner Shecter " I recommend the Planning Commission enter a finding that the Land Development Code is satisfactory to the Planning Commission and recommends the City Council approve and adopt the code," seconded by Commissioner Sanchez, VOTE:

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

[Pres 25-500](#)

Prohibition of Vinyl Siding in new Construction as an Amendment to the Current Land Development Code

Attachments: [PC Exhibit Vinly-Siding 2009-LDC-Amendments](#)

A motion made by Alternative Commissioner Keefer, " I recommend the Planning Commission enter a finding to amend the current Land Development Code to prohibit vinyl siding in construction and recommend City Council approve and adopt the amendment," seconded by Commissioner Sanchez, VOTE:

Ayes: 4 - Commissioner Biltoft, Commissioner Sanchez, Commissioner VanHeusen and Alternate Commissioner Keefer

Nayes: 1 - Commissioner Shecter

[Pres 25-501](#)

Addition of Preliminary Plat Procedures as an Amendment to the Current Land

Attachments: [Preliminary Plat, 2009 LDC Amendment](#)

A motion made by Commissioner VanHeusen, " I recommend that the Planning Commission enter a finding to amend the current Land Development Code to add preliminary Plat Procedures and move that the City Council approve and adopt the amendment," seconded by Commissioner Sanchez, VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Biltoft, Commissioner Sanchez and Commissioner VanHeusen

Nayes: 1 - Alternate Commissioner Keefer

Commission Business:

Attorney Business:**Staff Business:**

Planning Manager, Heather Vidlock, shared that Public Works is going to bring the Transportation Master Plan to the October meeting.

Staff to provide updates on recently heard City Council cases

Adjournment - 7:45 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.