



Commerce City

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

Meeting Minutes - Draft Zoning Board of Adjustment

Tuesday, January 13, 2026

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_HYIXXBVfRU6qi_ZTZXj-UA

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.

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Present 4 - Board Member Gene Leffel, Board Member Joanne Hernandez, Board
Member Joe Frey-Waite, and Board Member Steven J. Douglas

3. Pledge of Allegiance

4. Election of Chair

A motion was made by Board Member Frey-Waite, "I make a motion to appoint
Joanne Hernandez as Chair of the Zoning Board of Adjustment," seconded by
Board Member Leffel, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member
Frey-Waite and Board Member Douglas

5. Election of Vice Chair

A motion was made by Board Member Leffel, "I make a motion to appoint Joe
Frey-Waite as Vice Chair of the Zoning Board of Adjustment," seconded by
Board Member Douglas, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member
Frey-Waite and Board Member Douglas

6. Approval of Minutes:

[Min 26-012](#)

September 9th 2025 Meeting Minutes

Attachments: [Meeting Minutes_BOA_9.9.25](#)

A motion made by Board Member Frey-Waite, seconded by Board Member Leffel that the September 9th minutes be approved, VOTE:

Ayes: 3 - Board Member Leffel, Board Member Hernandez and Board Member Frey-Waite

Abstentions: 1 - Board Member Douglas

7. **Case(s):**

[Pres 26-083](#)

AV25-0006: Yesco on behalf of the property owner, Oneida LLC, is seeking variance approval to increase the maximum height allowance for a proposed freestanding sign along I-270 from 10-ft. to 35-ft. in height, a 25-ft. increase. The 3.81-acre property is located at 5200 Oneida Street and is zoned I-1 (Light-Intensity Industrial).

Attachments: [Variance Report](#)
 [Applicant Narrative & Questionnaire](#)
 [Sign Specifications](#)
 [Sign Renderings & Flagging Photos](#)
 [Vicinity Map](#)

Owen Orr, Oneida LLC, addressed the Board as the Applicant.

Sheldon Marshall, Yesco Custom Signs, presented on behalf of Applicant.

Nathan Chavez, Planner, presented on behalf of Staff.

A motion made by Board Member Frey-Waite,"I move that the Board of Adjustment enter a finding that the requested variance, for the property located at 5200 Oneida Street contained in case AV25-0006, meets the criteria of the Land Development Code and based upon such finding, approve the variance," seconded by Board Member Douglas, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Frey-Waite and Board Member Douglas

[Pres 26-084](#)

AV25-0007: Yesco on behalf of the property owner, Oneida LLC, is seeking variance approval to increase the number of freestanding signs allowed on the site from one to two. The 3.81-acre property is located at 5200 Oneida Street and is zoned I-1 (Light-Intensity Industrial).

Attachments: [Variance Report](#)
 [Applicant Narrative & Questionnaire](#)
 [Proposed Sign](#)
 [Vicinity Map](#)

Nathan Chavez, Planner, presented on behalf of Staff.

Sheldon Marshall, Yesco Custom Signs, presented on behalf of Applicant.

Owen Orr, Oneida LLC, addressed the Board as the Applicant.

A motion made by Board Member Douglas,"I move that the Board of Adjustment enter a finding that the requested variance, for the property located at 5200 Oneida Street contained in case AV25-0007, meets the criteria of the Land Development Code and based upon such finding, approve the variance," seconded by Board Member Frey-Waite, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Frey-Waite and Board Member Douglas

[Pres 26-085](#)

AV25-0013: Galloway and Company, Inc. on behalf of the property owner, 7160 Eudora Dr LLC, is seeking variance approval to increase the maximum front yard setback from Elm Street from 75-ft. to 160-ft., an 85-ft. increase. The 2.31-acre property is located at 7160 Eudora Drive and is zoned I-1 (Light-Intensity Industrial).

Attachments: [Variance Report](#)
[Applicant Narrative](#)
[Site Plan](#)
[Vicinity Map](#)

Nathan Chavez, Planner, presented on behalf of Staff.

Aaron McClean, Galloway and Company, Inc., addressed the Board on behalf of the Applicant.

Tara Limbach, QuikTrip, presented.

A motion made by Board Member Frey-Waite,"I move that the Board of Adjustment enter a finding that the requested variance, for the property located at 7160 Eudora Drive contained in case AV25-0013, meets the criteria of the Land Development Code and based upon such finding, approve the variance," seconded by Board Member Douglas, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Frey-Waite and Board Member Douglas

[Pres 26-086](#)

AV25-0010: Joseph Rubio, is seeking variance approval to reduce an attached carport setback from the front façade of the home from 5-ft. to 1-ft., a 4-ft. reduction. The 0.04-acre property is located at 6388 E. 78th Avenue and is zoned PUD (Planned Unit Development)

Attachments: [Variance Report](#)
[Carport Drawings](#)
[Site Plan](#)
[Applicant Narrative](#)
[Leyden Townhome PUD Zone Document](#)
[Vicinity Map](#)

Heather Vidlock, Planning Manager, presented on behalf of Staff.

A motion made by Board Member Frey-Waite, "I move that the Board of Adjustment continue the requested variance, for the property located at 6388 E. 78th Avenue contained in case AV25-0010, to February 10th," seconded by Board Member Douglas, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Frey-Waite and Board Member Douglas

8. Action Items:

9. Board Business:

[Pres 26-099](#) Rules of Procedure 2025 Update

Attachments: [ZBOA Rules of Procedure 2025 Update 09.09.2025_Redline](#)
[ZBOA Rules of Procedure 2025 Update 09.09.2025_Final Version](#)

Eliot Schaefer, Senior Assistant City Attorney, presented on behalf of Staff.

A motion made by Board Member Frey-Waite, "I move that the Board of Adjustment enter a finding that the Rules of Procedure 2025 Updates is satisfactory to the Board. Based upon such finding, approve and adopt the new Rules of Procedure," seconded by Board Member Douglas, VOTE:

Ayes: 4 - Board Member Leffel, Board Member Hernandez, Board Member Frey-Waite and Board Member Douglas

10. Attorney Business:

11. Staff Business:

Heather Vidlock, Planning Manager, addressed the Board regarding discussions with Planning Commission and City Council pertaining to legislative zoning which will involve extensive public outreach and engagement.

12. Adjournment

The meeting adjourned at 7:46 PM.

Frank Magdaleno, BOA Liaison

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.