



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Draft

Planning Commission

Tuesday, February 3, 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_KTkrIvI9SkeQG6K6BYHyTA

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 6:10 PM.

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Commissioner David Sanchez, and Commissioner Scott VanHeusen

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-009](#)

December 2nd, 2025 Meeting Minutes

Attachments: [December 2nd, 2025 Meeting Minutes](#)

A motion made by Commissioner Shecter, seconded by Commission VanHeusen, that the December 2nd, 2025 minutes be approved, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner VanHeusen

[Min 26-028](#)

January 6th, 2026 Meeting Minutes

Attachments: [January 6th, 2026 Meeting Minutes](#)

A motion made by Commissioner VanHeusen, seconded by Commissioner Eggleston, that the January 6th, 2026 minutes be continued to the next regular meeting scheduled March 2nd, 2026, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner VanHeusen

5. Public Hearings:

[Pres 26-117](#)

Z25-0005: City of Commerce City is requesting approval of a Zone Change from AG (Agricultural) to PUB (Public) for the 4.58 acre property located at 13701 East 104th Avenue.

- Attachments:** [Zoning Map Amendment Report](#)
[Vicinity Map](#)
[Project Narrative](#)
[Neighborhood Meeting Summary](#)

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

Commissioner Shecter requested clarification on the difference between a police sub-station and a full police station.

Nic Berry, City Planner, explained that the distinction lies in the level of services provided. A sub-station primarily functions as a touchpoint for officers serving the northern area, allowing them to complete paperwork and other operational tasks.

Nic Berry, City Planner, added that establishing the proposed sub-station would eliminate the need for commercial leases currently used for police operations, such as the space at Turnberry Marketplace.

Commissioner Shecter asked whether the proposed location would include a jail.

Nic Berry, City Planner, responded that all jail operations are located at the Brighton facility. The current process involves detaining individuals at the Civic Center before transferring them to Brighton. The new location would allow for a more efficient transfer process but would not include a jail.

Commissioner Sanchez noted that during the public meeting at Bison Ridge, the Police Chief indicated there would be holding cells at the proposed location. He also suggested that future public meetings include open format questioning rather than small, closed discussion groups.

A motion made by Commissioner Eggleston, "I move that the Planning Commission enter a finding that the requested P (Public Zoning District) Zoning for the property located at 13701 East 104th Avenue contained in case Z25-0005 meets the criteria of the Land Development Code and based upon such finding, recommend approval of the P (Public Zoning District) Zoning," seconded by Commissioner VanHeusen, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner VanHeusen

[Pres 26-118](#)

V25-0003: Revsco Properties is requesting to vacate a portion of inactive Right-Of-Way, Peoria Street, which is approximately 583.91 feet in length extending south from East 104th Avenue towards the Xcel power lines.

- Attachments:** [Vacation of ROW Report](#)
 [Applicant Narrative](#)
 [Proposed Plat](#)
 [Existing Zone Document](#)

Evan Kurtis, Revsco Properties, presented as the applicant.

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

Commissioner VanHeusen requested clarification regarding the public notification process for nearby stakeholders, noting the absence of public comment for this case.

Nic Berry, City Planner, explained that the notification process followed the requirements of the Land Development Code: Notices were mailed to all properties within 500 feet of the proposed site, a physical notice was posted on the Revsco property, and a public notice was published in the newspaper, meeting all minimum code requirements.

A motion made by Commissioner VanHeusen, “I move that the Planning Commission enter a finding that the requested Vacation of Right-Of-way contained in case V25-0003 meets the criteria of the Land Development Code and based upon such finding, approve the Vacation of Right-Of-Way,” seconded by Commissioner Sanchez, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner VanHeusen

[Pres 26-115](#)

Z25-0004: 4580 E. 60th LLC is requesting approval of a Zone Change from C-3 (Regional Commercial) to I-2 (Medium Intensity industrial) for the 1.53 acre property located at 4850 East 60th Avenue.

- Attachments:** [Zone Change Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Survey](#)

Ryan Barker, 4580 E. 60th, LLC., presented as the applicant.

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

Commissioner Eggleston requested clarification on the use of the term “screening” and whether it referred to fencing.

Nic Berry, City Planner, confirmed that “screening” in this context refers to fencing and explained that its purpose is to conceal views into the interior of the property.

Commissioner Eggleston expressed appreciation for the applicant’s commitment to keeping their business in Commerce City.

The applicant Ryan Barker affirmed this intention.

Commissioner VanHeusen stated his support for the proposal, noting the long term vacancy of the property and the lack of development activity on the site.

A motion made by Commissioner VanHeusen, "I move that the Planning Commission enter a finding that the requested I-2 (Medium-Intensity Industrial Zoning District) Zoning for the property located at 4850 East 60th Avenue contained in case Z25-0004 meets the criteria of the Land Development Code and based upon such finding, recommend approval of the I-2 (Medium-Intensity Industrial) Zoning," seconded by Commissioner Shecter, VOTE:

Ayes: 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Commissioner Sanchez and Commissioner VanHeusen

6. Commission Business:

Commissioner Biltoft announced his resignation as Chair and stated that the current meeting would be his last in that role.

7. Attorney Business:

Senior Assistant Attorney, Jean Gill, informed the Commission that the new City Council attendance policy will begin implementation starting with the next meeting.

8. Staff Business:

9. Adjournment

The meeting adjourned at 7:36 PM.

Frank Magdaleno, Planning Commission 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 303-289-3611 at least 48 hours before the meeting. Para servicios de traducción al español, llame al 303-289-3611.