



Commerce City

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

Planning Commission

Tuesday, July 7, 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_KVZ31PZpS_qLs-186WHOAw

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

A regular meeting of the Planning Commission was called to order at 6:15 PM.

2. Roll Call

Present 4 - Commissioner Robb Shecter, Commissioner Debra Eggleston,
Commissioner Tyrel Nelson, and Commissioner Scott VanHeusen

Excused 1 - Commissioner David Sanchez

Excused Absence: Commissioner Sanchez

A motion was made by Commissioner Scott VanHeusen, seconded by
Commissioner Tyrel Nelson, that the absence of Commissioner Sanchez is
recorded as excused. **VOTE:**

Ayes: 3 - Commissioner Eggleston, Commissioner Nelson and Commissioner
VanHeusen

Nayes: 1 - Commissioner Shecter

Excused: 1 - Commissioner Sanchez

3. Pledge of Allegiance

4. Approval of Minutes

[Min 26-118](#)

June 2, 2026 Meeting Minutes

Attachments: [June 2, 2026 Meeting Minutes](#)

A motion was made by Commissioner VanHeusen, seconded by Commissioner
Nelson, that the Planning Commission approve the June 2, 2026, Meeting

Minutes. VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Eggleston, Commissioner Nelson and Commissioner VanHeusen

Excused: 1 - Commissioner Sanchez

5. Public Hearings[Pres 26-547](#)

Z24-0005: Pierpont Realty Group on behalf of Adams Crossing, LLC is requesting Annexation Zone Change approval for two parcels from Adams County Agricultural-3 (A-3) to Commerce City Agricultural (AG) and General Commercial (C-2). The 21.59-acre properties are generally located at the northwest corner of East 120th Avenue and Chambers Road.

Attachments: [Vacation Memo](#)

Chair Eggleston informed the Commission this case has been vacated at the request of the applicant.

This Presentation was discussed and closed

[Pres 26-521](#)

D24-0010: Crown Enterprises is seeking approval of a development plan amendment to allow for 21,312 - square foot expansion of a trucking facility. The 21.33 - acre property is located at 10251 Newark St and is zoned I-2 (Medium-Intensity Industrial).

Attachments: [Staff Report](#)
[Vicinity Map](#)
[Ordinance Z-833-05](#)
[Development Plan](#)

Kathleen Taylor, City Planner, introduced the case to the Commission.

Alan Fromer, Aberdeen Trucking, presented on behalf of the applicant.

Kathleen Taylor, City Planner, presented on behalf of staff.

Commissioners asked the applicant to clarify their operational history in Commerce City. The applicant stated that their company operated locally for approximately three years at a leased terminal near East 102nd Avenue before relocating to Aurora. They expressed a strong desire to return permanently to Commerce City through the Phase 1 and Phase 2 development of the Aberdeen Trucking Facility.

Commissioners sought clarification on the nature of the trucking operation. The applicant explained:

- *The facility is a cross-dock freight terminal handling mostly full-size tractor-trailers.*
- *Freight is sorted for local distribution to major clients including Amazon, Walmart, and Sam's Club.*
- *Phase 2 includes adding two new maintenance bays to support routine truck servicing.*

Commissioners asked whether Highway 2 divided the property. The applicant confirmed that the separation shown on site maps is caused by a utility corridor, not the highway.

Commissioners then directed questions to staff regarding public noticing. Staff reported:

- Legal notice was published in *The Sentinel*.
- Mailed notices were sent to properties within 500 feet of the site, exceeding the 300-foot minimum specified by the Land Development Code.
- The nearest residential properties lie north of East 104th Avenue and were therefore outside the noticing boundary.

Commissioners asked staff to further clarify traffic mitigation. Staff explained:

- A mast arm will be installed at the Newark Street and East 104th Avenue traffic signal to support a left-turn.
- No access could be added from Highway 2 due to the railroad corridor located between the site and the highway.

Commissioners expressed interest in potentially expanding future noticing practices to ensure nearby residents are informed even when located outside the standard radius.

A motion was made by Commissioner Nelson, seconded by Commissioner VanHeusen, that the Planning Commission enter a finding that the requested Development Plan Amendment for the property located at 10251 Newark Street contained in case D24-0010 meets the criteria of the Land Development Code, subject to the following conditions:

I. The applicant must submit a landscape plan and demonstrate compliance with the land development code regulations;

II. The applicant must submit a drainage letter subject to approval by the Engineering Division, and

III. The applicant must submit a consolidation plat application to join the two properties into one.

Based on such findings, I recommend that the City Council approve the development plan amendment.. VOTE:

Ayes: 4 - Commissioner Shecter, Commissioner Eggleston, Commissioner Nelson and Commissioner VanHeusen

Excused: 1 - Commissioner Sanchez

6. Commission Business

7. Attorney Business

Miss Gill sends regrets for not being here tonight, but she expects she will be fine tomorrow and we'll be joining you back again next month.

8. Staff Business

Staff presented potential updates to Planning Commission agenda formatting to align more closely with City Council processes moving forward.

Commissioners expressed support for consistency and inclusion of conflict of interest queries.

Michael Sutherland, Director of Community Development provided updates on the Yardhomes case that was heard by City Council last night and will be continued to September 21st. The annexation at 88th & Tower was approved on 1st reading and will have a public hearing in August.

9. Adjournment

The meeting adjourned at 7:03 PM.

Frank Magdaleno, Planning Commission Liaison

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