



Commerce City

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

Planning Commission

Tuesday, October 1, 2024

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/j/96854514415?pwd=3qZSpbwF8PeTSNz2hZOsRs5lx8kdqL.1>

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 - 6:18 PM

The meeting is called to order at 6:18 PM

2 Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Commissioner David Sanchez, and Commissioner Steven Vanheusen

3 Approval of Minutes:

[Min 24-175](#)

September 3, 2024 Meeting Minutes

Attachments: [Sept. Planning Minutes](#)

A motion was made by Commissioner Biltoft to "continue the meeting minutes from the September 3rd meeting so that they align with Bob's Rule of Orders 1.6 noting all the discussions and debate the body is reaching (on) the decisions" seconded by Commissioner VanHusen, VOTE:

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

4 Public Hearings:

5 [Pres 24-512](#)

S-851-24: Joel Farkas on behalf of Second Creek Holdings, LLC and the City of Commerce City is requesting approval of Second Creek Farm Filing 3 Amendment 3, a final plat to create two lots, totaling approximately 20.57 acres, for future commercial and residential development. The lot also splits an existing tract utilized for drainage, totaling approximately 8.33 acres. The property is generally located at the Southwest corner of East 92nd Avenue and Tower Road, currently zoned

Planned Unit Development (PUD).

- Attachments:** [Staff Report](#)
 [Vicinity Map](#)
 [Applicant Narrative](#)
 [Second Creek Farm Filing 3 Amendment 3 Final Plat](#)
 [Commerce City Authorization](#)

Planner, Nathan Chavez, announced case S-851-24.

Eric Carlson, Foster, Graham, Milstein and Calisher, land use counsel for Second Creek Holding, discussed opportunities around the Grandma Gulch, storm water drainage. Requesting to create two lots, tract A and tract B and use tract B as a private detention facility that will maintain and handle the storm water flowage away from lots. Discussed area K, designated as mixed use multifamily whereas planning area K1 is designated as commercial mixed use. Lot 1 would not include a commercial component because of designation mixed use of commercial, it's not residential. Addressed that currently, there is no detention pond located on the plat.

Nathan Chavez, Planner II, explained that the plat request to create two lots from one tract and split an existing tract into two tracts

Planning Commission ascertained that the plat was in a metro district. Planning Commission ascertained the planning areas in the PUD to determine the commercial would not get developed as residential.

A motion was made by Commissioner Eggleston, " I move that the Planning Commission enter a finding that the requested Final Plat for the property located at the southwest corner of East 92nd Avenue and Tower Road contained in case S-851-24 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approve the Final Plat" seconded by Commissioner VanHusen, VOTE:

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

6 Commission Business:

Commissioner Biltoft requested with future cases staff provide full PUD documentation that is being augmented. Planning Manager, Heather Vidlock, confirmed for future plat items this information can be shared with the commissioners beforehand.

7 Attorney Business:

8 Staff Business:

Updates on September City Council Items

Planning Manager, Heather Vidlock, shared that the City Council approved Crown Containers conditional use permit and the Commons at 104th PUD amendment on the Sept. 16 meeting. Also, City Council approved the first reading of the Comprehensive Plan with Planning Commissions conditions. Second reading is scheduled for Oct. 7.

9 Adjournment - 6:41 PM