



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, April 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_Tk8Hs-l7QSSStQwKOh9PTiA

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 6:17 PM.

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Debra Eggleston, Commissioner David Sanchez, Commissioner Scott VanHeusen, and Alternate Commissioner Ryan Keefer

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-059](#)

March 3rd, 2026 Meeting Minutes

Attachments: [March 3rd, 2026 Meeting Minutes](#)

A motion was made by Commissioner David Sanchez, seconded by Alternate Commissioner Ryan Keefer, that this Minutes be approved. VOTE:

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

5. Update to Bylaws:

[Pres 26-350](#)

PC Bylaws Update

Attachments: [PC Bylaws Revisions 2.19.26 Final](#)
[PC Bylaws Revisions 2.19.26 Red Lines](#)

Jean Gill, Assistant City Attorney, explained that no changes had been made since the prior briefing and summarized the key revisions: switching from Robert's Rules of

Order to Bob's Rules of Order, removing repetitive language, and referencing City Code generally rather than citing specific sections to avoid future edits if numbering changes. Furthermore, these adjustments do not alter the Commission's mission or functional operations.

A motion was made by Commissioner David Sanchez, seconded by Alternate Commissioner Ryan Keefer, that the Updated Bylaws be recommended for approval. VOTE:

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

6. Public Hearings:

[Pres 26-347](#)

V25-0002: Carlson Land Development is requesting to vacate a portion of inactive Right-Of-Way, Buckley Road, which is approximately 2,915 feet in length running north/south between East 112th Avenue and East 120th Avenue.

Attachments: [Staff Report](#)
 [Vicinity Map](#)
 [Project Narrative](#)
 [Vacation Plat](#)

Dalton Guerra, Senior Planner, presented on behalf of staff.

Commissioner Shecter asked who currently holds the property rights for the Buckley Road segment proposed for vacation and who the rights would transfer to if the vacation is approved.

Dalton Guerra, Senior Planner, explained that the segment is currently public right-of-way and that, upon vacation, the property would transfer to adjacent landowners.

Commissioner Vanheusen asked whether approval of the vacation would still result in an established right-of-way for the future High Plains Parkway.

Dalton Guerra, Senior Planner, confirmed that High Plains Parkway is planned as a public street with its own dedicated public right-of-way.

Commissioner Vanheusen asked whether Nursery Acres, located south of the proposed vacation area, requires northern access or if the site is adequately served from the south.

Dalton Guerra, Senior Planner, confirmed that Nursery Acres is fully served from the south and does not require access from the portion proposed for vacation.

Commissioner Keefer asked whether an existing right-of-way currently serves Nursery Acres and whether a full roadway connection from East 112th Avenue to East 120th Avenue could theoretically be constructed.

Dalton Guerra, Senior Planner, stated that while a historical Buckley Road right-of-way does exist from north to south, the specific segment proposed for vacation does not

extend all the way to 112th Avenue. Additionally, the original intent may have supported a continuous roadway, but future planning now relies on High Plains Parkway rather than Buckley Road for north-south connectivity.

Commissioner Keefer asked if there is a known time frame for construction of High Plains Parkway from 112th to 120th.

Dalton Guerra, Senior Planner, responded that such timing would depend on the applicant and noted that staff only has early-stage plat applications.

Commissioner Keefer asked the applicant for estimated timing of construction on High Plains Parkway.

Kevin Loveace, LJA Engineering (Applicant Representative), explained that Filing 2 and Filing 3 plats are currently under review and that, once approved, they would allow development of the full High Plains Parkway segment from 112th to 120th. Furthermore, construction commencement is anticipated within approximately twelve months, pending plat approval and economic factors.

Commissioner Keefer asked whether the applicant's current plats include the existing right-of-way proposed for vacation.

Kevin Loveace, LJA Engineering, stated that the vacation must occur before Filing 2 can be finalized, because the vacated area will be incorporated into Filing 2 and later into Filing 3, which contains the first set of lots.

Commissioner Keefer asked whether the Commission could attach a timeline requirement to the vacation approval.

Jean Gill, Assistant City Attorney, explained that timelines cannot be imposed as a condition of a right-of-way vacation and that the Commission may only recommend approval or denial based on the criteria.

A motion was made by Commissioner Scott VanHeusen, seconded by Commissioner David Sanchez, that the Planning Commission enter a finding that the requested Vacation of Right-Of-way contained in case V25-0002 meets the criteria of the Land Development Code and based upon such finding, recommend approval of the Vacation of Right-Of-Way. VOTE:

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

[Pres 26-349](#)

Z25-0006: Good Investment Partners, on behalf of the property owner, is requesting a zone change from I-1, light-intensity industrial, to I-2, medium-intensity industrial of a 2.4-acre site. The site is located at 8025 Pontiac St.

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

Allyson Olson, City Planner, presented on behalf of staff.

Commissioner Vanheusen commented on the lack of sidewalks in the Irondale area and asked whether the proposed project would require sidewalk installation or landscaping improvements.

Heather Vidlock, Deputy Director, explained that in areas without contiguous sidewalks, the City often collects cash-in-lieu rather than requiring a short segment that would not connect to existing infrastructure. Additionally, Public Works and Planning will evaluate this during the upcoming minor site development plan.

Commissioner Keefer asked regarding potential impacts to residences south of 80th Avenue, questioning whether rezoning to I-2 would conflict with the original intent to buffer residential uses.

Allyson Olson, City Planner, clarified that the properties directly south of the subject property are commercial, not residential. She also noted that the previous buffer request came from City Council during a 1994 rezoning and was not a code requirement. The current Irondale Sub-Area Plan identifies the site as appropriate for general industrial uses, making the I-2 zoning consistent with long-range planning.

A motion was made by Commissioner Scott VanHeusen, seconded by Commissioner Robb Shecter, that the Planning Commission enter a finding that the requested I-2 (Medium-Intensity Industrial District) Zoning for the property located at 8025 Pontiac St contained in case Z25-0006 meets the criteria of the Land Development Code and based upon such finding, recommend approval of the I-2 (Medium-Intensity Industrial District) Zoning.
VOTE:

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

7. Commission Business:

Chair Eggleston asked Commissioners to propose work plan topics for the year, including trainings, speakers, and areas of focus.

Commissioner Vanheusen suggested engaging City planners on micro-apartments, high-density housing, and innovative residential formats near transit in the Core City and southern areas, noting lessons from nearby urban revitalizations.

Heather Vidlock, Deputy Director, stated the City has a state-funded Housing Planner (with the goal of making it permanent) and is working on Transit-Oriented Communities objectives that encourage densification near light rail.

Heather Vidlock, Deputy Director, added that a Station Area Master Plan exists and the legislative zoning work is identifying opportunities for gentle density (e.g., small apartments, townhomes, duplexes) that maintain neighborhood character while encouraging infill.

Heather Vidlock, Deputy Director, explained that staff is conducting parcel-level mapping for the legislative zoning and may bring targeted Comprehensive Plan updates to the Commission where the adopted maps do not fully align with current conditions.

Chair Eggleston asked about the City's planned xeriscape (Colorado-scaping) demonstration gardens for public education.

Jean Gill, Assistant City Attorney, stated design concepts exist, funding interruptions previously delayed implementation, and the E3 Department is moving into procurement to select a designer and final locations (multiple options considered, with two installations anticipated).

Commissioner Vanheusen raised a concern that some native plants (e.g., wildflowers) promoted for xeriscape might be ticketed by Code Enforcement.

Heather Vidlock, Deputy Director, stated a Landscape Architect in Community Development is coordinating with E3 and Communications on a spring public education campaign and will align with Code Enforcement so guidance emphasizes non-invasive, non-toxic, and non-fire-hazard native plantings.

8. Attorney Business:

9. Staff Business:

Heather Vidlock, Deputy Director, reported that the previously considered April 27 joint session date with City Council is no longer available and proposed inviting Council to a Planning Commission night on May 5, with another session targeted for June 22; summer public outreach will continue for the Core City legislative zoning maps.

Frank Magdaleno, Planning Commission Liaison, announced volunteer opportunities and board/commission updates, including the Community Well-Being Resource Fair on Friday, May 1 (12:00-3:00 PM) at Our Lady Mother of the Church (6990 E 72nd Ave) seeking ≥5 volunteers (bilingual preferred but all are welcome) with an April 17 registration deadline and waiver requirement.

Frank Magdaleno, Planning Commission Liaison, invited members to share impact stories and noted the Youth Commission Town Hall on Thursday, April 16 at the Civic Center, with boards/commissions encouraged to table the event.

Frank Magdaleno, Planning Commission Liaison, stated board and commission interviews are scheduled for April 25 and orientations for May 11, with the Planning Commission vacancy expected to be filled around June pending Council appointment.

10. Adjournment

The meeting adjourned at 7:10 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.