



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, June 2, 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_oE2mkQBzSDSsRLu2P6xCAw

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 6:02 PM.

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Debra Eggleston, Commissioner David Sanchez, Alternate Commissioner Tyrel Nelson, and Commissioner Scott VanHeusen

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-106](#)

May 5th, 2026 Meeting Minutes

Attachments: [May 5th, 2026 Meeting Minutes](#)

A motion was made by Commissioner Shecter, seconded by Alternate Commissioner Nelson, that the May 5, 2026 Minutes be approved. VOTE:

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

5. Public Hearings:

[Pres 26-392](#)

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 of Public Hearing Memo](#)
[Annexation Zone Change Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Conceptual Site Plan](#)
[Neighborhood Meeting Summary 8-22-2025](#)
[Neighborhood Meeting Summary 11-5-2025](#)
[Public Comment](#)
[Traffic Generation Analysis](#)

Chair Eggleston noted that the applicant requested their case be continued to July 7, 2026, and is present to answer questions.

Commissioner VanHeusen asked if there was any public comment virtually or in person regarding this case, of which staff informed there was none.

A motion was made by Alternate Commissioner Nelson, seconded by Commissioner Sanchez, that the Planning Commission continue the public hearing of the Annexation Zone Change for the property located at the northwest corner of East 120th Avenue and Chambers Road contained in case Z24-0005, to the next regular meeting scheduled on July 7th, 2026. VOTE:

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

Pres 26-475

ZON26-0003: City of Commerce City is requesting an Annexation Zone Change approval of two parcels from Adams County Agricultural-3 (A-3) to Commerce City Agricultural (AG). The 0.732-acre properties are generally located at the northwest corner of East 88th Avenue and Tower Road

Attachments: [Zone Change Report](#)
[Vicinity Map](#)

Omar Yusuf, City Planner, presented the case to the Commission.

Commissioners asked why the case appears before the Planning Commission rather than the Zoning Board. Staff explained that all zoning map amendments require a Planning Commission recommendation before City Council hearings. Annexation itself is heard exclusively by City Council, not the Commission.

Annexation hearings at City Council are scheduled for:

- *First reading: July 6*
- *Second reading: August 3*

Commissioners sought clarification on the tower lease terms. Staff reported:

- *Lease was originally initiated in 1999, with a revised lease dated 2008.*
- *The lease automatically renews for up to five terms, each lasting seven years.*
- *The lease does not have a definitive expiration date but continues under the auto renewal structure.*

A motion was made by Commissioner VanHeusen, seconded by Alternate Commissioner Nelson, that the Planning Commission enter a finding that the requested AG (Agricultural Zoning District) Zoning for the property located at Northwest corner of E. 88th Avenue & Tower Road contained in case ZON26-0003 meets the criteria of the Land Development Code and based upon such finding, recommend approval of the AG (Agricultural Zoning District) Zoning. VOTE:

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

6. Commission Business:

7. Attorney Business:

8. Staff Business:

Heather Vidlock, Deputy Director of Community Development, informed the Commission regarding upcoming public outreach meetings that are scheduled for June 17 and June 28 regarding Phase 2 of the legislative rezoning process. Additional materials, including draft maps, are available on the city's website. Commissioners were encouraged to direct residents with questions to staff.

9. Adjournment

The meeting adjourned at 6:21 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.