



# Commerce City

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

## Meeting Minutes - Draft

### Zoning Board of Adjustment

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Tuesday, February 11, 2025

5:30 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\\_D49kKgX1T7OxX7aHhzf1-g](https://c3gov.zoom.us/webinar/register/WN_D49kKgX1T7OxX7aHhzf1-g)

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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.

#### Call to Order

#### Roll Call

**Present** 4 - Board Member Gene Leffel, Board Member Joanne Hernandez, Board Member Kristi Douglas, and Joe Frey-Waite

#### Election of Chair and Vice Chair

*Both motions passed unanimously, 4-0*

A motion was made by Board Member Frey-Waite to appoint Joanne Hernandez as the Chair for the Board of Adjustment, second by Board Member Leffel.

A motion was made by Board Member Leffel to appoint Joe Frey-Waite as the Vice Chair for the Board of Adjustment, second by Board Member Douglas.

#### Approval of Minutes:

[Min 25-044](#) July 9, 2024 Meeting Minutes

**Attachments:** [Meeting Minutes July 9, 2024](#)

A motion was made by Board Member Leffel that the July 9th minutes be approved, seconded by Board Member Douglas.

**Ayes:** 4 - Board Member Leffel, Board Member Hernandez, Board Member Douglas and Frey-Waite

#### Public Hearings:

[Pres 25-118](#) AH24-0001: Metro Water Recovery, is requesting a Height Exception for

a maximum building height of 110 feet, where the Land Development Code allows for a maximum height of 50 feet. The subject property is located at 6450 York Street, is approximately 135.6 acres in size, and is zoned Heavy Intensity Industrial District (I-3).

**Attachments:**    [Height Exception Report](#)  
[Vicinity Map](#)  
[Questionnaire](#)  
[Site Plan](#)  
[Renderings](#)  
[6 Floor Plan and Elevations](#)

*Becky Luna presented on behalf of the Applicant Metro Water Recovery.*

*Planner Nic Berry, presented on behalf of staff*

*A.D Norford and Becky Luna answered the questions of the Board Members.*

*There were no public commenter for this case.*

**A motion was made by Board Member Leffel "I move to approve the height exception, AH24-0001, based upon the written findings of the staff report." Seconded by Board Member Frey-Waite.**

[Pres 25-117](#)

AV24-0003: Frank Martinez is requesting a Variance for a Side Yard setback reduction for an attached carport, located at 6011 Olive Street. The 0.14 acre property is zoned Single-Family Attached Residential District (R-2).

**Attachments:**    [Variance Report](#)  
[Vicinity Map](#)  
[Applicant Questionnaire](#)  
[Aerial Plan](#)  
[Cross Section Plan](#)

*Frank Martinez, applicant, addressed the Board to provide some background information.*

*Planner Nathan Chavez, presented on behalf of staff.*

*Frank Martinez and Nathan Chavez addressed the questions of the Board.*

*Two members of the public provided support for the requested variance.*

**A motion was made by Board Member Frey-Waite" I move that the Board approve case AV24-0003, that the variance meets the criteria of the Land Development code, and based on such findings I move to approve." Seconded by Board Member Douglas**

**Board Business:**

*Board Member Frey-Waite, indicated that he would like to schedule a study session for the Board of Adjustment to talk through the proceedings of a meeting, Bylaw rules, and training on the Land Development Code.*

*Planning Manager Heather Vidlock, indicated that there are no cases that would be ready in time for the March 11, 2025 regular meeting. So the study session can be held on that date and time.*

**Attorney Business:**

*Senior Assistant City Attorney Elliot Shaffer made introductions to the Board and let the Board know, they will working together moving forward.*

**Staff Business:**

*Planning Manager Heather Vidlock made introductions to the Board.*

**Adjournment**

*Meeting adjourned at 6:46 pm*