



Commerce City

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

Meeting Minutes

Planning Commission

Tuesday, May 6, 2025

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_CT42V3c0SjaPqi9
yv6m_6w](https://c3gov.zoom.us/webinar/register/WN_CT42V3c0SjaPqi9yv6m_6w)

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 - 6:12 PM

The meeting is called to order at 6:12 PM.

Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Commissioner David Sanchez, and Ryan Keefer
Absent 1 - Commissioner Steven VanHeusen

Approval of Minutes:

[Min 25-097](#)

April 1, 2025 Planning Commission Minutes

Attachments: [April 1, 2025 Planning Commission Minutes](#)

A motion made by Commissioner Sanchez, seconded by Commissioner Eggleston, that the April 1st minutes be approved VOTE:

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

Public Meeting:

[Pres 25-272](#)

S-762-20-21-25: Oakwood Homes is requesting approval of the Reunion Center Filing No. 1 Amendment No. 1 final plat to create: 84 residential lots; five commercial lots; and 16 tracts for open space, utilities, drainage, and private right-of-way; and two tracts for future development. The subject property is approximately 35.55 acres, generally located between East 104th Avenue and Homestead Trail and between Walden Street and Tower Road, zoned PUD (Planned Unit Development)

Attachments: [Subdivision Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[PUD Permit](#)
[School District Letter](#)
[Traffic Report](#)
[Drainage Report](#)
[Existing PUD Zone Document](#)
[Reunion Center Public Comment](#)

Planning Manager, Heather Vidlock presented on behalf of staff. The applicant is requesting a continuance to the June 3rd Planning Commission Meeting. As a point of order, this will affect the City Council Hearing schedule. As a result of this continuance, the planned City Council Meeting on June 2nd will be moved to July 21st.

A motion made by Commissioner Biltoft. "I move that the Planning Commission continue the Public Hearing case of the requested final plat contained in case S-762-20-21-25 to the next regularly scheduled Planning Commission Hearing on June 3rd," seconded by Commissioner Eggleston, VOTE:

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

Pres 25-270

S-762-20-21-25-25: Oakwood Homes is requesting approval of the Reunion Center Filing No. 1 Amendment No. 2 final plat to create: 106 residential lots; five commercial lots; and 11 tracts for open space, utilities, drainage, and private right-of-way. The subject property is approximately 15.25 acres, generally located between East 104th Avenue and Homestead Trail and between Walden Street and Yampa Street, zoned PUD (Planned Unit Development)

Attachments: [Subdivision Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Final Plat](#)
[PUD Permit](#)
[School District Letter](#)
[Traffic Report](#)
[Drainage Report](#)
[Existing PUD Zone Document](#)
[Reunion Center Public Comment](#)

Planning Manager, Heather Vidlock presented on behalf of staff. The applicant is requesting a continuance to the June 3rd Planning Commission Meeting. As a point of reference with this case, Reunion Center Filing No.1 Amendment No. 2, will result in the case going to City Council Hearing on July 21st as well.

A motion made by Commissioner Biltoft. "I move that the Planning Commission continue the Public Hearing case of the requested final plat contained in case S-762-20-21-25-25 to the next regularly scheduled Planning Commission Hearing on June 3rd," seconded by Commissioner Shecter, VOTE:

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

Commission Business:

Attorney Business:

Staff Business:

Planning Manager, Heather Vidlock, shared a housekeeping item related to the Land Development Code. There are two public open houses scheduled, one at Bison Ridge Rec. Center and one at Eagle Point Rec. Center. These will be held on May 15th and May 22nd.

Commissioner Biltoft recommended having a Joint Study Session with City Council. Planning Manager, Heather Vidlock mentioned that new members would be seated in December 2025 and could work toward getting this scheduled for 2026.

Planning Manager, Heather Vidlock confirmed the Land Development Code meetings scheduled for June 3rd Reunion Plat, July 1st for other development cases, August 5th Transportation Master Plan, and September 2nd Public Hearing on the Land Development Code.

Adjournment - 6:26 PM

A Study Session on quasi judicial land use review

Any member of the public requesting accommodations concerning 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 the Commerce City Community Development Department at 303-289-5052 as soon as possible before the meeting.

Para servicios de traducción al español, llame al 303-227-8818.