



# Commerce City

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

## Meeting Minutes

### Planning Commission

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Tuesday, April 1, 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\\_mGecVXf8Q5qcOZnM0qb\\_8g](https://c3gov.zoom.us/webinar/register/WN_mGecVXf8Q5qcOZnM0qb_8g)

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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 - 6:11 PM

*The meeting was called to order at 6:11 PM.*

#### Roll Call

**Present** 5 - Commissioner Robb Shecter, Commissioner Garret Biltoft, Commissioner Debra Eggleston, Alternate Commissioner Tyrel Nelson, and Commissioner Steven VanHeusen  
**Absent** 1 - Commissioner David Sanchez

#### Approval of Minutes:

[Min 25-077](#)

March 4, 2025 Planning Commission Minutes

**Attachments:** [March 4, 2025 Planning Commission Minutes](#)

**A motion made by Commissioner Shecter, seconded by Commissioner Eggleston, that the March 4th minutes be approved.**

**Ayes:** 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Alternate Commissioner Nelson and Commissioner Vanheusen

#### Public Meeting:

**Z24-0006:** Matheson Holdings is requesting approval of a Zone Change from R-2 (Single-Family Attached Residential District) to I-2 (Medium Intensity Industrial District). The subject properties total approximately 1.4 acres and are located at 6925 & 6981 East 54th Place.

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

*Dalton Guerra, City Planner, presented on behalf of staff.*

*Commissioners ascertained that there was no building just outdoor storage.*

*Commissioners asked about the tree canopy requirement and staff responded about the trees and shrubs around the detention pond.*

*Commissioners concluded that residential zoning did not make sense and rezoning to I-2 was appropriate.*

**A motion made by Commissioner Eggleston, "I move that the Planning Commission enter a finding that the requested I-2 Medium Intensity Industrial District Zoning for the property located at 6925 & 6981 East 54th Place, contained in case Z24-000-6, meets the criteria of the Land Development code and based upon such finding recommend that the City Council approve the I-2 Medium Intensity Industrial District Zoning," seconded by Commissioner VanHeusen.**

**Ayes:** 5 - Commissioner Shecter, Commissioner Biltoft, Commissioner Eggleston, Alternate Commissioner Nelson and Commissioner Vanheusen

### **Commission Business:**

*Commissioner Biltoft noted on the Community Development PUD website some of the contacts may need to be updated. Andrew Brooks, Executive Administrative Supervisor, requested that Commissioner Biltoft email him a link of the page in reference and he'd make sure that the webpage was updated.*

### **Attorney Business:**

### **Staff Business:**

Staff to provide updates on recently heard City Council cases

### **Adjournment - 6:44 PM**

A Study Session on the Land Development Code- Implementing the Comprehensive Plan through the Zone Districts and Zoning District and Building Forms

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.