



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
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Meeting Minutes - Draft

Planning Commission

Tuesday, October 3, 2023

6:00 PM Council Chambers, 7887 E. 60th Ave Commerce City, CO
80022. Zoom Registration:

https://c3gov.zoom.us/webinar/register/WN_Ym-qXNiXSgmtsf-LPeXIKA

Meetings occur in person in the City Council Chambers (location above). The public can watch meetings live at c3gov.com/Video or on CCTV Channel 8. The Zoom link above allows virtual public participation with advanced registration.

1. Call to Order - 6:01 PM

Chairperson Amador called the meeting to order at 6:01 pm

2. Roll Call

Present 4 - Commissioner Andrew Amador, Commissioner Angela VanDijk, Commissioner Garret Biltoft, and Commissioner Dennis Cammack
Absent 2 - Commissioner Debra Eggleston, and Commissioner Roger Japp

3. Minute Approval

[Min 23-245](#)

Attachments: [August 01, 2023 Planning Commission Meeting Minutes](#)

A motion was made by Commissioner Biltoft, seconded by Commissioner Eggleston, that the Minutes be approved.

Ayes: 4 - Commissioner Amador, Commissioners Eggleston, Biltoft and Douglas

Abstentions: 1 - Commissioner Cammack

4. Action Items:

[Pres 23-620](#)

Case #V-91-23: Mid-Rail Real Estate, LLC is requesting to vacate a portion of E 83rd Avenue Right-of-Way, generally located south of 8003 E 83rd Avenue, north of 8000 E 83rd Avenue, and west of a vacated portion of Ulster Street

- Attachments:**
- [1. Vacation of Right-of-Way Report](#)
 - [2. Vicinity Map](#)
 - [3. Applicant Narrative](#)
 - [4. Vacation Plat](#)
 - [5. Comment Letters](#)
 - [6. Letter of No Objection - Union Pacific](#)
 - [7. Draft Ordinance](#)

Deputy City Attorney, Matt Hader, introduced the case.

City Planner Matt Kowalski presented the case.

Chairperson Amador asked if the cul-de-sac would be completed on the corner of E 83rd Avenue and Syracuse Street. Development Review Engineer Lee Alverson stated that the cul-de-sac would be completed when the property is developed.

At this time Chairperson Amador called the applicant to present.

Margo Schultz-Planning Consultant for Instel Steel, Westside Properties, 5690 Webster Street, Arvada presented slides showing the property in question. Property owner, Samuel Stein informed the board that he was available to answer questions via Zoom.

Chairperson Amador asked if any members of public wished to speak electronically or in person. There were no further comments from the Board.

Chairperson Amador closed the public hearing and called for a vote.

Vice Chairperson Bilfoft made a motion "I move that the Planning Commission enter a finding that the requested Vacation of Right-of-Way contained in case V-91-23 meets the criteria of the Land Development Code and based upon such finding, recommend that the City Council approved the Vacation of Right-of-Way."

Ayes: 5 - Commissioner Amador, Commissioners Eggleston, Biltoft, Douglas and Cammack

5. Public Hearing

[Pres 23-622](#)

Commerce City 2045 Comprehensive Plan

- Attachments:**
- [Planning Commission Memo](#)
 - [Memo - CO Statutory Regulations](#)
 - [DRAFT Commerce City Comprehensive Plan Aug2023 \(1\)](#)

Deputy City Attorney, Matt Hader, presented the case and the planner.

Planning Manager, Jennifer Jones, presented the case.

At this time Chairperson Amador asked the board if they had questions.

There was conversation from the board regarding how the research was gathered and how it needs to be more innovative. Chairperson Amador asked for a list of the Stakeholders and timeline of the meetings that happened and any comments from the community.

If the council accepts the committee that the planning commission is requesting, Chairperson Amador asked for a voice vote for the commissioners to suggest Commissioners Eggleston and Cammack be appointed. A voice vote supported this recommendation with five ayes.

Commission Cammack made a motion: "I motion to continue and table any decision on the proposed Comprehensive Plan until the planning commission has received input and advance from one of the Colorado based entities that helps guide the planning process for Colorado municipalities. These entities may be but not limited to the state government, Department of Local Affairs, Denver University, Colorado Municipal League and the Colorado Planning Commission. Selection should be made by a committee comprised of two planning commissioners and one person appointed by the City Council."

Ayes: 5 - Commissioner Amador, Commissioners Eggleston, Biltoft, Douglas and Cammack

6. Board Business:

Attorney Hader said he will look into Commissioner Douglas' term limit.

7. Attorney Business:

None

8. Staff Business:

The Planning Manager, Jennifer Jones, explained that the next regular meeting will be held on Wednesday, November 8 due to Election Day.

Chairperson Amador wanted to know if there was a target date when the new council members would be seated. Deputy Attorney Hader was not sure how many days after the election is certified that the new council members are seated but he will look into it.

9. Adjournment

The meeting adjourned at 7:22 p.m.