



Commerce City

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

Meeting Minutes - Draft

Planning Commission

Tuesday, March 3, 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_sdEdIsN1Sui4Oyd_hLKI_qA

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 6:10 PM.

2. Roll Call

Present 5 - Commissioner Robb Shecter, Commissioner Debra Eggleston, Commissioner David Sanchez, Commissioner Scott VanHeusen, and Alternate Commissioner Ryan Keefer

3. Pledge of Allegiance

4. Election of Chair

*A motion was made by Commissioner Rob Shecter to nominate himself as Chair.
VOTE:*

Nay: 5 - Commissioner Shecter, Commissioner Eggleston, Commissioner Sanchez, Commissioner VanHeusen and Alternate Commissioner Keefer

A motion was made by Commissioner Debra Eggleston to nominate herself as Chair. VOTE:

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

5. Approval of Minutes:

[Min 26-028](#)

January 6th, 2026 Meeting Minutes

Attachments: [January 6th, 2026 Meeting Minutes](#)

A motion was made by Commissioner Sanchez, seconded by Commissioner VanHeusen, that this Minutes be approved. VOTE:

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

[Min 26-038](#)

February 3rd, 2026 Meeting Minutes

Attachments: [February 3rd, 2026 Meeting Minutes](#)

A motion was made by Commissioner Shecter, seconded by Alternate Commissioner Keefer, that this Minutes be approved. VOTE:

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

6. Public Hearings:

[Pres 26-230](#)

CUP25-0002: A-1 Organics, is requesting a renewal of a Conditional Use Permit for the storage of wood chips and mulch piles up to 25 feet. The subject property is currently zoned I-2 (Medium Intensity Industrial District) consisting of approximately 31.01 acres and is located at 9109 Monaco Street. The existing Conditional Use Permit was granted in April 2021 for a term of 5 years.

Attachments: [Staff Report](#)
[Vicinity Map](#)
[CUP25-0002](#)
[Narrative](#)
[CU-121-19-21](#)
[Development Plan](#)
[Dust Control Plan](#)

Kathleen Taylor, Senior City Planner, introduced the case to the Commission.

Ryan McGreen, Norris Design, presented on behalf of the applicant.

Travis Bahnsen, President of A1 Organics, addressed the Commission as the applicant.

Kathleen Taylor, Senior City Planner, presented on behalf of staff.

Commissioner Sanchez requested clarification from staff regarding the dust control plan and whether it is currently implemented or planned for the future.

Kathleen Taylor, Senior City Planner, confirmed that the dust control plan has been in operation for seven years.

Kent Pendley, A1 Organics COO, also confirmed that the current dust control plan is active and in place.

Commissioner VanHeusen asked the applicant about the source of the water used and the process for dyeing wood chips.

Kent Pendley, A1 Organics COO, stated that the operation uses metered municipal water and explained the dyeing process.

Commissioner Keefer asked staff whether Adams County Fire assessed the additional risks associated with taller wood-chip stacks.

Kathleen Taylor, Senior City Planner, responded that Adams County Fire participated in the review and did not recommend additional mitigation measures.

Commissioner Keefer asked the applicant how long wood-chip piles higher than 8 feet are typically maintained and what mitigation steps are taken to prevent combustion or other issues.

Kent Pendley, A1 Organics COO, affirmed compliance with all national fire codes adopted by Adams County. He noted that pile temperatures are regularly measured and logged, and that high sales volumes result in materials moving quickly through the site, preventing them from remaining in inventory for long periods of time.

Commissioner Keefer asked what measures are taken during periods of excessive inventory.

Kent Pendley, A1 Organics COO, explained that excess material is transferred to their composting facilities and used as a carbon source in composting operations.

Commissioner Keefer asked how often the material is probed.

Kent Pendley, stated that probing is conducted weekly.

Kathleen Taylor, Senior City Planner, noted that one public comment was received in opposition to the case; however, the submitter did not provide a home address.

Chair Eggleston asked how close residential properties are to the site.

Kent Pendley, stated that there are residential properties along the eastern border of the site, which is why a mesh fence was implemented instead of a chain-link fence. He added that this proximity also influenced the setback requirements for wood-chip storage and processing.

Chair Eggleston asked whether wood chips could potentially blow onto neighboring residential properties.

Kent Pendley, A1 Organics COO, responded that it would require unusually strong and sustained winds for that to occur, and that typical wind conditions, such as those experienced over the past 2-3 weeks, have not resulted in such issues.

Kathleen Taylor, Senior City Planner, added that the City has not received any complaints regarding this issue over the past five years, aside from the one previously mentioned public comment.

Commissioner Shecter referenced the opposing public comment and noted its unsubstantiated assertions, especially in contrast to the rebuttal provided by A1 Organics. He suggested that the commenter, and others with similar concerns, provide more fact-based submissions in the future.

Chair Eggleston noted that the applicant provides a valuable service by recycling material that would otherwise end up in a landfill. She specifically highlighted the twice-a-year free green waste allowance and added that she has personally used this service during the spring and fall seasons.

Commissioner Keefer and Chair Eggleston agreed that the applicant appears to meet standard requirements and noted that numerous regulatory inspections are in place to identify and address potential issues, even in light of the single opposing public comment.

A motion was made by Commissioner VanHeusen, seconded by Commissioner Sanchez, that the Planning Commission enter a finding that the requested Conditional Use Permit for the property located at 9109 Monaco Street, contained in case CUP25-0002, meets the criteria of the Land Development Code, and based upon such finding, recommend that the City Council approve the Conditional Use Permit extension, be recommended for approval. VOTE:

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

[Pres 26-231](#)

CUP25-0003: Recycling Connections Inc., on behalf of RCI Investments, LLC, is requesting renewal of a Conditional Use Permit to continue operating a metal recycling business. The subject property is currently zoned I-3 (Heavy Intensity Industrial) consisting of 4.76 acres, and is located at 9985 E 104th Ave. The existing Conditional Use Permit was granted in May 2020 for a term of 4.5 years.

Attachments: [Staff Report](#)
[Vicinity Map](#)
[CUP25-0003 Final](#)
[CU-108-15-20](#)
[Exhibit A Materials List](#)
[Development Plan](#)

Kathleen Taylor, Senior City Planner, introduced the case to the Commission.

Heather Vidlock, Deputy Director of Community Development, informed the Commission that the applicant was present and available for questions.

Kathleen Taylor, Senior City Planner, presented on behalf of staff.

Commissioner VanHeusen asked where the raw material comes from.

Domminic Brienza stated materials originate from various Colorado locations and other surrounding states. Materials are sorted by type and sent to designated mills.

Commissioner VanHeusen also asked whether small amounts of material are accepted from community members.

Domminic Brienza confirmed there is a drive-through public-facing area on the far west side of the site for community drop-offs.

Commissioner VanHeusen asked how materials leave the site.

Domminic Brienza explained a baler is onsite: soft metals are cubed and baled, iron is loaded into end dumps, and these materials are transported to shredder facilities in the Denver metro area.

Commissioner Sanchez asked how compliance is measured and how often.

Kathleen Taylor, Senior City Planner, stated Planning reviews aerial photography during the conditional use permit application process, and City Code Enforcement conducts patrols or responds to complaints if any.

Chair Eggleston asked who inspects the site and how often.

Domminic Brienza reported there are annual inspections from the fire department, state health department, and the department of agriculture.

A motion was made by Alternate Commissioner Keefer, seconded by Commissioner Sanchez, that the Planning Commission enter a finding that the requested Conditional Use Permit for the property located at 9985 E. 104th Avenue, contained in case CUP25-0003, meets the criteria of the Land Development Code, and based upon such finding, recommend that the City Council approve the Conditional Use Permit, be recommended for approval.
VOTE:

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

7. Update to Bylaws

[Pres 26-264](#)

PC Bylaws Update Draft

Attachments: [PC Bylaws Revisions](#)

Jean Gill, Senior Assistant Attorney, presented the update on behalf of staff

Commissioner Keefer asked if the bylaws could be updated to address vacancies in the middle of a term.

Jean Gill, Senior Assistant Attorney, let commissioners know council was in charge of these rules and vote and this was not something that can added into the bylaws

Heather Vidlock, Deputy Director of Community Development, informed commissioners a final review of the bylaws will be drafted for next meeting for a vote.
No action was taken for this meeting.

8. Commission Business:

9. Attorney Business:

Jean Gill, Senior Assistant Attorney, informed no new news on the planning commissioner vacancy.

Jean Gill, Senior Assistant Attorney, shared that new code materials will be added to the commissioners' binders and noted a quick reference to Robert's Rules of Order is

inside the back cover of the binders.

10. Staff Business:

Heather Vidlock, Deputy Director of Community Development, provided the following updates:

On cases previously heard by the Commission and subsequently approved by City Council the night prior:

Police Substation rezoning: Passed

60th Avenue rezoning: Passed

Peoria Street right-of-way vacation: Passed

The joint study session with City Council, proposed for April 27th, conflicts with a planned developer roundtable; therefore, only a staff update will be presented.

The same update will be provided to the Commission at its May 4th meeting. April 7th is expected to have multiple agenda items.

May 4th will include development cases followed by a legislative rezone study session.

Heather Vidlock, Deputy Director of Community Development, will meet with new Chair Eggleston to discuss work planning for the remainder of the year and will report back to the Commission.

Multiple touchpoints for legislative rezoning will continue through the summer alongside public outreach efforts.

Postcards and newspaper notices were sent to property owners in the northern part of the city, inviting them to two public engagement opportunities:

March 10: In-person meeting at Bison Ridge Recreation Center

March 17: Virtual meeting

A dedicated webpage has been created with information on the legislative rezone, including an interactive map of proposed changes.

The goal is to hold public hearings next fall for adoption of the new rezoning map.

Commissioner VanHeusen asked whether the northern portion of the city is being addressed first due to impact.

Heather Vidlock, Deputy Director of Community Development, clarified that the breakdown is strategic and geographic. The Northern Range is addressed first, followed by the core city in the summer, with public meetings at Eagle Rock Recreation Center.

Heather Vidlock, Deputy Director of Community Development, informed the Commission of her promotion and noted she will continue to support the Commission.

11. Adjournment

The meeting adjourned at 7:58 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.