

GRAND JUNCTION PLANNING COMMISSION
August 11, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:10 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Bill Wade, Keith Ehlers, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Scott Peterson (Senior Planner).

There were approximately 5 members of the public in attendance.

CONSENT AGENDA

Commissioner Susuras moved to adopt Consent Agenda Item #1. Commissioner Wade seconded the motion. The motion carried 5-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the July 28, 2020 meeting.

REGULAR AGENDA

1. Mallard View Rezone and Comprehensive Plan Amendment

File # RZN-2020-288; CPA-2020-289 | [Agenda item can be viewed at 3:50](#)

Consider a request by Mallard View LLC, for a Comprehensive Plan Amendment from Residential High Mixed Use (16 – 24 du/ac) to Residential Medium (4 – 8 du/ac) and Village Center and a rezone from R-E (Residential – Estate) to R-8 (Residential – 8 du/ac) and C-1 (Light Commercial) on a total of 17.84-acres, located at 785 24 Road.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant's Presentation

The Applicant's representative, Stephen Swindell, Vortex Engineering, was present and was available for questions.

Questions for Applicant

Commissioner Wade asked a question regarding the request.

Commissioner Teske asked a question regarding the dimension of the proposed C-1 zone.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, August 4, 2020 via www.GJSpeaks.org.

Robert W Carlson, Sandra Holloway, Melanie Jane Jackson, Richard A Pennington, and Cynthia W. Komlo made comments in opposition of the request via GJSpeaks.

Additional comments were received from Sarah S. Abraham and James H. Abraham, Don Fry, David Lacy, and Nancy Miller in opposition of the request.

Dick Pennington, 780 27 7/10 Road, and Nancy Miller, 2363 H Road, made comments in opposition of the request.

The public hearing was closed at 6:42 p.m. on August 11, 2020.

Applicant's Response

Mr. Swindell did not provide a response to public comment.

Questions for Applicant or Staff

Commissioner Wade made a comment clarifying the status of the 2020 Comprehensive Plan.

Discussion

Commissioners Ehlers and Wade made comments in support of the request

Motion and Vote

Commissioner Susuras made the following motion, "Mr. Chairman, on the Comprehensive Plan Amendment request for the property located at 785 24 Road, City file number CPA-2020-289, I move the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Wade seconded the motion. The motion carried 5-0.

Commissioner Scissors made the following motion, "Mr. Chairman, on the Rezone request for the property located at 785 24 Road, City file number RZN-2020-288, I move

the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Susuras seconded the motion. The motion carried 5-0.

2. Other Business

Tamra Allen, Community Development Director, informed the Commission that the August 25, 2020 meeting will be canceled.

3. Adjournment

Commissioner Wade moved to adjourn the meeting. Commissioner Susuras seconded the motion. The meeting adjourned at 6:58 p.m.