

GRAND JUNCTION PLANNING COMMISSION
June 23, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:02 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, Bill Wade, George Gatseos, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Kristen Ashbeck (Principal Planner), and Senta Costello (Associate Planner).

There were 2 members of the public in attendance.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda Item #1. Commissioner Susuras seconded the motion. The motion carried unanimously 6-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the June 9, 2020 meeting.

REGULAR AGENDA

2. Jabil Engineering Conditional Use Permit **File # CUP-2020-225**

[Watch item at 5:50](#)

Consider a request by MNL Investments LLC for a Conditional Use Permit for the property located at 2790 H Road to allow for a hazardous occupancy within an I-O (Industrial Office) zone district.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Reece asked a question regarding the airport being involved in the review process.

Applicant's Presentation

The Applicant's representative, Mark Austin, was present during the hearing and made a comment regarding the request.

Questions for Applicant

Commissioner Reece asked a question regarding the fire crew and administration at the airport.

Commissioner Wade asked a question who was on the review agency list and if it included the airport.

Commissioner Gatseos asked a question regarding the location of the hazardous materials.

Commissioner Wade asked a question regarding the floor plan.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 16, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, June 16, 2020 as described on the meeting notice as well as the agenda.

None.

The public hearing was closed at 6:21 p.m. on June 23, 2020.

Questions for Staff

Commissioner Wade asked a question regarding the length of time it takes to review the project.

Commissioner Reece asked a question if we could add a condition of approval that the airport fire department has reviewed the request.

Discussion

Commissioner Susuras made a comment in support of the request.

Commissioner Wade made a comment in agreement with Commissioner Reece's earlier request.

Motion and Vote

Commissioner Reece made the following motion, "Chairman, on the Conditional Use Permit for the property located at 2790 H Road, City file number CUP-2020-225, I move that the Planning Commission approve the request with the findings of fact and condition as listed in the staff report and the condition of approval by the Grand Junction Regional Fire Department.

Commissioner Gatseos seconded the motion. The motion carried 6-0.

3. Other Business

None.

4. Adjournment

Commissioner Wade moved to adjourn the meeting. Commissioner Reece seconded the motion. The meeting adjourned at 6:28 p.m.