

GRAND JUNCTION PLANNING COMMISSION
October 27, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Andrew Teske.

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Jace Hochwalt (Senior Planner), and Senta Costello (Associate Planner).

There was 1 member of the public in attendance.

CONSENT AGENDA

Commissioner Susuras moved to adopt Consent Agenda Item #1. Commissioner Wade seconded the motion. The motion carried 7-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the September 22, 2020 meeting.

REGULAR AGENDA

1. Volley's Conditional Use Permit **File # CUP-2020-147**

Consider a request by Doria Herek for an amendment to an existing Conditional Use Permit (CUP) for Volley's; an outdoor recreation facility on 0.797 acres in a C-2 (General Commercial) zone district, located at 1130 N 3rd Street and 330 North Avenue.

Staff Presentation

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

Questions for Staff

Commissioner Gatseos asked a question regarding the number of parking spaces.

Applicant's Presentation

Paul Herek, representing the Applicant, was present and made a statement regarding the request.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, October 20, 2020 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:20 p.m. on October 27, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

Commissioners Wade and Gatseos made comments in support of the request.

Motion and Vote

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Conditional Use Permit Amendment for the property located at 1130 N 3rd Street, 304 North Avenue and 330 North Avenue, City file number CUP-2020-147, I move that the Planning Commission approve the request with the findings of fact and condition as listed in the staff report."

Commissioner Ehlers seconded the motion. The motion carried 7-0.

2. 1032 Belford Rezone **File # RZN-2020-434**

Consider a request by Maverick Place, LLC to rezone 0.144 acres from C-1 (Light Commercial) to R-O (Residential Office).

Staff Presentation

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

Questions for Staff

Commissioner Gatseos asked a question regarding the Greater Downtown Transitional Overlay zone and about the R-O zone district.

Commissioner Teske asked question regarding the density in C-1 and R-O zone districts.

Applicant's Presentation

Ted Ciavonne, the Applicant's representative, was present and available for questions.

Questions for Applicant

Commissioner Gatseos asked a question regarding the potential plans for parking at this site.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, October 20, 2020 via www.GJSpeaks.org.

Linda Lynch left a comment via GJSpeaks in opposition of the request.

Linda Lynch made a comment in opposition of the request.

The public hearing was closed at 6:40 p.m. on October 27, 2020.

Applicant's Response

Mr. Ciavonne responded to public comment.

Questions for Applicant or Staff

None.

Discussion

Commissioner Ehlers made a comment regarding the request.

Commissioner Gatseos made a comment regarding the rezone criteria.

Motion and Vote

Commissioner Susuras made the following motion, "Mr. Chairman, on the rezone request for the property located at 1032 Belford Avenue, City file number RZN-2020-434, I move that 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 7-0.

3. **Fracture Lane Rezone**

File # RZN-2020-521

Consider a Request by David Forenza to Rezone Two Parcels Totaling 2.97 acres from I-O (Industrial Office) to BP (Business Park Mixed Use) Located at the Southwest Corner of Fracture Lane and 25 ½ Road.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant's Presentation

The Applicant, Bobby Ladd, representing the property owner, made a brief statement regarding the request.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, October 20, 2020 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:56 p.m. on October 27, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Susuras made the following motion, "Chairman, on the Fracture Lane Rezone request from an I-O (Industrial Office) zone district to a BP (Business Park Mixed Use) zone district for a 2.97-acre property located at the southwest corner of Fracture Lane and 25 ½ Road, City file number RZN-2020-521, I move that the Planning

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

Commissioner Scissors seconded the motion.

Commissioner Teske made a comment in support of the request.

The motion carried 7-0.

4. Other Business

None.

5. Adjournment

Commissioner Wade moved to adjourn the meeting. Commissioner Reece seconded the motion. The meeting adjourned at 7:00 p.m.