

**GRAND JUNCTION PLANNING COMMISSION**  
**September 8, 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, Vice Chair Christian Reece, Bill Wade, George Gatseos, Keith Ehlers, Ken Scissors and Sam Susuras.

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

There were 2 members of the public in attendance.

**CONSENT AGENDA**

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

**1. Minutes of Previous Meeting(s)**

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The Planning Commission reviewed the meeting minutes from the August 11, 2020 meeting.

**REGULAR AGENDA**

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**1. Hilltop Bacon Center – Rezone File # RZN-2020-223  
[Item can be viewed at 10:20](#)**

Consider a request by Hilltop Health Services LLC to rezone 8.24 acres from R-O (Residential Office) to BP (Business Park) located at 1405 Wellington 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 neighborhood meeting and the neighbors in attendance.

**Applicant's Presentation**

The Applicant's representative, Mark Austin, was present gave a short presentation regarding the request.

### **Questions for Applicant**

Commissioner Ehlers asked a question regarding the request.

Commissioner Wade asked a question regarding the request.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, September 1, 2020 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

No public comment was submitted or heard.

The public hearing was closed at 6:17 p.m. on September 8, 2020.

### **Applicant's Response**

None.

### **Questions for Applicant or Staff**

None.

### **Discussion**

None.

### **Motion and Vote**

Commissioner Susuras made the following motion, "Mr. Chairman, on the rezone for the property located at 1405 Wellington Avenue, City file number RZN-2020-223, 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. The motion carried 7-0.

## **2. Dual Immersion Academy – Alley and Easement Vacation**

### **File # VAC-2020-245, VAC-2020-246**

Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement, located at 552 West Main Street.

*Application was withdrawn.*

3. **Glacier Ice Arena – Comprehensive Plan Amendment and Rezone**

**File # RZN-2020-418, CPA-2020-419**

Consider a request by STGC Holdings LLC for a Comprehensive Plan Future Land Use Map Amendment from Business Park Mixed Use to Commercial and rezone from CSR (Community Services and Recreation) to C-2 (General Commercial) on 4.52 acres located at 2515 Riverside Parkway.

Commissioner Gatseos moved to move this item to the September 22, 2020 meeting. Commissioner Reece seconded the motion. The motion carried 7-0.

4. **Other Business**

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None.

5. **Adjournment**

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Commissioner Wade moved to adjourn the meeting. Commissioner Reece seconded the motion. The meeting adjourned at 6:20 p.m.