

GRAND JUNCTION PLANNING COMMISSION
February 23, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Chair Andrew Teske.

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

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Trent Prall (Public Works Director), Dave Thornton (Principal Planner), Rick Dorris (Development Engineer), Scott Peterson (Senior Planner), and Senta Costello (Associate Planner).

There were 28 members of the public in virtual attendance: Linda Barker, Virginia Brown, Donald Coatney, Bill Crawford, Sarah Cuoco, John Edwards, Karen Floyd, Ken Frederick, David Hayden, Brenda Muhr, Karen Newell, Tom Parrish, Maggie Personeus, David Scanga, Rachel Strautins, Richard Talley, Jeff Tipton, Barbara Van Tassel, Davis Hoskins, Karen Burckhalter, Deborah Cantu, Moira Cross, Barbara Freeman, Ray Manspeaker, Marie Terebesi, Seth Thomas, Judy Wunderwald, and Raymond Camren Wilma.

CONSENT AGENDA

Chair Teske recused himself from the vote.

Commissioner Gatseos moved to adopt Consent Agenda Items #1-3. Commissioner Scissors seconded the motion. The motion carried 5-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 9, 2021.

2. Frog Pond – Vacation of Public Easement **File # VAC-2021-75**

Consider a request by the Applicant, Frog Pond LLC, to Vacate a Publicly Dedicated Drainage Easement Located at 2501 Monument Road as granted to the City of Grand Junction by Reception Number 2764922.

3. Planning Commission By-Law Amendment

Consider a Request by the City of Grand Junction to amend the Planning Commission Bylaws to Change the Start Time for Regularly Scheduled Monthly Meeting.

REGULAR AGENDA

1. **NorthStar Towing Conditional Use Permit** **File # CUP-2020-754**
[Agenda item can be viewed online here at 20:32](#)

Consider a request by NorthStar Towing for a Conditional Use Permit for an impound lot on 1.657 acres in a C-2 (General Commercial) zone district.

Staff Presentation

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

Questions for Staff

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, February 16, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 5:52 p.m. on February 23, 2021.

Questions for Applicant or Staff

None.

Discussion

Commissioner Gatseos made a comment regarding the request.

Motion and Vote

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Conditional Use Permit for the property located at 640 W. Gunnison Avenue, City file number CUP-2020-754, I move that the Planning Commission approve the request with the findings of fact as listed in the staff report."

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

2. **Anderwith Rezone**

File # RZN-2020-568

[Agenda item can be viewed online here at 34:29](#)

Consider a request by ABBA Enterprises LLC to rezone 2.15 acres from an I-2 (General Industrial) to an I-1 (Light Industrial) zone district.

Staff Presentation

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

Questions for Staff

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, February 16, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:03 p.m. on February 23, 2021.

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 711 S 15th Street, City file number RZN-2020-568, 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 6-0.

3. **Patterson Road Access Control Plan**

File # CPA-2021-17

[Agenda item can be viewed online here at 44:25](#)

Consider a request by the City of Grand Junction to adopt the Patterson Road Access Control Plan (ACP), an element of the City's Comprehensive Plan as Title 38, Volume III, of the Municipal Code.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record.

Trent Prall, Public Works Director, Michelle Hansen, Stolfus and Associates, and Rick Dorris, Development Engineer, gave a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding clarification on what safety or operational issue scenarios would trigger construction and implementation of the Plan.

Commissioner Gatseos asked if there were any publicly funded projects slated for Patterson Road.

Commissioner Scissors asked a question regarding non-motorized transportation along the Patterson corridor.

Commissioner Gatseos asked a question regarding how much Staff time has been spent with concerned citizens to explain the Plan.

Commissioner Ehlers asked a question regarding questions that came up in the public comment.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, February 2, 2021 via www.GJSpeaks.org.

Comments from Lois Dunn, Ruth Kinnett, Nova Turner, Peter Firmin, William Ferguson, Heather Pool, Merton Fisher, Virginia Brown, John Edwards, Tim Kubat, Patricia Johns, KJ Kraich, Seth Thomas, and Robert Garrison were submitted via GJSpeaks regarding the request.

David Scanga, Jeff Tipton, Marie Frederick, Rachel Strautins, Tom Parish, Virginia Brown, and Karen Newell all spoke regarding the request.

The public hearing was closed at 7:47 p.m. on February 23, 2021.

Staff Response

Trent Prall and Michelle Hansen provided response to citizen comment.

Questions for Staff

Commissioner Teske had a question regarding the differences between the Patterson Road corridor and the North Avenue corridor.

Commissioner Teske asked a question regarding cross-access.

Discussion

Commissioner Gatseos made a comment regarding the request.

Commissioner Susuras made a comment opposing the request.

Commissioner Scissors made a comment regarding the request.

Commissioner Haitz made a comment regarding the request.

Commissioner Ehlers made a comment regarding the request.

Commissioner Gatseos made a comment regarding the request.

Motion and Vote

Commissioner Ehlers made the following motion, "Mr. Chairman, on the Patterson Road Access Control Plan, CPA-2021-17, I move that Planning Commission continue this item for the March 23rd meeting."

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

4. Other Business

None.

5. Adjournment

Commissioner Ehlers moved to adjourn the meeting. Commissioner Scissors seconded the motion. The vote to adjourn was 6-0. The meeting adjourned at 8:33 p.m.