

**GRAND JUNCTION PLANNING COMMISSION**  
**March 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, Vice Chair Christian Reece, George Gatseos, Sam Susuras, Andrea Haitz, and Sandra Weckerly.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Dave Thornton (Principal Planner), and Kristen Ashbeck (Principal Planner).

There were 6 members of the public in virtual attendance: Brenda Muhr, Daniel Nordmeyer, Ellie Schulz, Sheree Fukai, Abe Herman, Jennifer Kelly.

**CONSENT AGENDA**

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Commissioner Reece moved to adopt Consent Agenda Items #1-2. Commissioner Susuras seconded the motion. The motion carried 6-0.

**1. Approval of Minutes**

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

**2. R-5 High School Block Public Easement Vacation **File # VAC-2021-99****

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Consider a request by Downtown Grand Junction REGeneration LLC, Pete Hopkinson Smith Jr., Robert Wayne Traw and Robert Aaron Breeden to vacate a public sanitary sewer easement within the R-5 Block Subdivision on the Southeast Corner of 7<sup>th</sup> Street and Grand Avenue.

**REGULAR AGENDA**

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**1. Patterson Road Access Control Plan **File # CPA-2021-17****

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[Agenda item can be viewed online here at 10:50](#)

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 requested that the Planning Commission table the Plan.

### **Motion and Vote**

Commissioner Gatseos made the following motion, "Mr. Chairman, on the Patterson Road Access Control Plan, CPA-2021-17, I move that Planning Commission table this item."

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

## **2. Lincoln Park Historic District Guidelines and Standards File # ZCA-2021-67 Agenda item can be viewed online here at 14:00**

Consider a request by the Lincoln Park Neighborhood/Residential Historic District to amend Municipal Code Volume II: Development Regulations to adopt standards and guidelines for the Lincoln Park Historic District as Title 30 and Amend Section 21.02.040 of the Zoning and Development Code pertaining to the role of the Historic Preservation Board in the review of alterations within the District.

### **Staff Presentation**

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Reece asked a question regarding notice to property owners in the District.

Commissioner Weckerly asked a follow-up question regarding notice.

### **Applicant Presentation**

Elizabeth Rowan, Bennett Boeschstein, and Kristen Armbruster, representing the Lincoln Park Historic District, gave a presentation regarding the request.

### **Questions for Applicant**

Commissioner Gatseos asked a question regarding the accessory dwelling unit provision.

Commissioner Reece asked a question regarding the notice.

Commissioner Weckerly asked a question about the attendance of a meeting that was held.

Commissioner Haitz

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, March 16, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

The following made comments regarding the request: Akira Fukai, Jennifer Kelly (Mayo), Deese Dancy and David Dancy, Michael and Tracy LeFebre, Jeanne Haberer, Bill Scheskie, Sheree Fukai, Rebecca Mullen, Florence Irene (Renee) Sheilds, Riecke Claussen, Bennet Boeschstein, and Elizabeth Rowan.

Sheree Fukai gave testimony regarding the request.

The public hearing was closed at 6:50 p.m. on March 23, 2021.

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

None.

### **Discussion**

Commissioner Gatseos made a comment regarding the request.

Commissioner Reece made a comment regarding the request.

Commissioner Haitz agreed with Commissioner Gatseos and Reece.

Chair Teske made a comment regarding the request.

### **Motion and Vote**

Commissioner Reece made the following motion, "Mr. Chairman, on the Code amendments to 1) adopt the Lincoln Park Residential Historic District Standards and Guidelines as a new Title within Volume II, Development Regulations, of the Municipal Code; and 2) amend Title 21, Zoning and Development Code pertaining to the jurisdiction, duties and responsibilities of the City of Grand Junction Historic Preservation Board, ZCA-2021-67, I move that the Planning Commission forward a recommendation of approval of the request with the findings of fact listed in the staff report."

Commissioner Gatseos seconded the motion. The motion failed 5-1 with Commissioners Teske, Reece, Gatseos, Haitz and Weckerly voting NO.

### **3. Zoning and Development Code Amendments File # ZCA-2021-100**

[Agenda item can be viewed online here at 1:34:19](#)

Consider a Request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify and clarify various provisions of the Zoning and Development Code ("Code").

### **Staff Presentation**

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for Staff**

Commissioner Reece offered appreciation of staff for this request.

Chair Teske asked questions regarding Item 5 and Item 10.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, March 16, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

None.

The public hearing was closed at 7:31 p.m. on March 23, 2021.

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

None.

### **Discussion**

None.

### **Motion and Vote**

Commissioner Reece made the following motion, "Chair Teske, on the Zoning and Development Code Amendments, ZCA-2021-100, I move that the Planning Commission forward a recommendation of approval of Items 1-9 with the findings of fact as listed in the staff report."

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

Commissioner Teske moved to table Item 10. Commissioner Reece seconded the motion. The motion carried 6-0.

### **4. Other Business**

None.

### **5. Adjournment**

Commissioner Reece moved to adjourn the meeting. Commissioner Teske seconded the motion. The vote to adjourn was 6-0. The meeting adjourned at 7:34 p.m.