

GRAND JUNCTION PLANNING COMMISSION
April 26, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Andrew Teske, Ken Scissors, Sandra Weckerly, George Gatseos, Shanon Secrest, Melanie Duyvejonck, and Kimberly Herek.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), and Kalli Savvas (Planning Technician).

There were members 5 of the public in attendance and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from April 12, 2022.

REGULAR AGENDA

Chair Teske recused himself from the hearing

1. **Twenty Eighty Broadway Annexation** **ANX-2022-60**

Consider a request by Redlands Limited to zone 2.37 acres from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac) located at 2080 Broadway.

Staff Presentation

David Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Applicant was present and available for questions

Questions for staff or applicant

Commissioner Weckerly made a comment about the exhibits and if zoning R-4 was looked at for this proposal.

The applicant Mr. Fleming spoke about the project.

Commissioner Gatseos asked about the access from the adjacent property.

Commissioner Weckerly asked if the primary reason for R-5 versus R-4 was for building higher density.

Applicant stated that the main reasoning for R-5 was for reduced setbacks.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, April 19, 2022, via www.GJSpeaks.org.

Linda of the public asked for further information on what a R-5 zoning is.

Marco Silva made a comment that if it becomes a two-story dwelling it takes away views on the monument if two story dwellings are created.

Applicant made comment about what the plan for the buildings are proposed, and that they are striving to keep the height to two stories homes.

Commissioner Weckerly asked about where the rear and sides were going to be on the proposed development.

The public hearing was closed at 6:04 p.m. on April 26, 2022.

Discussion

Motion and Vote

Commissioner Gatseos made the following motion Mr. Chairman, on the Zone of Annexation request for the property located at 2080 Broadway, City file number ANX-2022-60, 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 Herek seconded motion passed 5-1.

2. Other Business

3. Adjournment

Commissioner Secrest moved to adjourn the meeting; Weckerly seconded.

The vote to adjourn was 6-0.

The meeting adjourned at 6:38 p.m.