

GRAND JUNCTION PLANNING COMMISSION
January 25, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Andrew Teske.

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

Also present were Jamie Beard (Assistant City Attorney), Kristen Ashbeck (Principal Planner), Felix Landry (Planning Supervisor), Scott Peterson (Senior Planner), Senta Costello (Associate Planner) and Kalli Savvas (Planning Technician).

There were 19 members of the public in attendance and 2 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from January 11, 2022.

REGULAR AGENDA

1. **Brown Annexation Zoning**

ANX-2021-585

Consider a request by McCurter Land Company LLC to Zone 9.84 acres from County RSF-R (Residential Single Family Rural) to R-4 (Residential 4 dwelling units per acre).

Commissioner Scissors excused himself from this item.

Staff Presentation

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

Applicant Presentation

Tracy States, River City Consultants, was present and available for questions.

Questions for Applicant or Staff

Commissioner Weckerly and Teske asked question about the public comment road design. Commissioner Gatseos read a public comment submitted by email.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:49 p.m. on January 25, 2022.

Discussion

Commissioner Gatseos stated that this project supports the comprehensive plan and that he has concerns for the ingress/egress.

Motion and Vote

Commissioner Duyvejonck made the following motion Mr. Chairman, on the Zone of Annexation request for the property located at 2537 G-3/8 Road, City file number ANX-2021-585, 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 Weckerly seconded the motion. The motion carried 5-0. Teske, Gatseos, Weckerly, Duyvejonck, and Herek.

2. Cimarron Mesa II Rezone **RZN-2021-861**

Consider a request by Applewood South LLC to rezone two (2) properties (Lot 1, Carville Simple Subdivision & Lot 7, Block 5, Cimarron Mesa Subdivision - 23.47-acres total) from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located south of Hwy. 50 and west of B ½ Road.

Staff Presentation

Scott Peterson, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Kim Kerk, the applicant was present.

Questions for Applicant or Staff

Kim Kerk responded to the public comment.

Kim Kerk stated that the R-8 zoning would not be at max.

Kim Kerk stated that they are working to meet the density.

Commissioner Weckerly asked to see the comprehensive plan overlay zone.

Commissioner Secrest asked about the access points.

Commissioner Gatseos asked the applicant about the R-8 zoning.

Commissioner Teske asked about if there are 80 units or 92 units to better understand the density.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

A individual made comment that the acreage is different than originally presented and asked for additional traffic testing, stated that one of the access points is a cemetery and the other access point does not have good sidewalks.

The public hearing was closed at 6:18 p.m. on January 25, 2022.

Discussion

Commissioner Gatseos made a comment that the applicant is coming in at the lower range of density for this area.

Motion and Vote

Commissioner Secrest made the following motion Mr. Chairman, on the Rezone request for the Cimarron Mesa II Rezone for Lot 7, Block 5, Cimarron Mesa Subdivision, located south of Highway 50 and west of B ½ Road, City file number RZN-2021-861, 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 the motion. The motion carried 6-0. Teske, Secrest, Gatseos, Weckerly, Duyvejonck, and Herek.

3. GJ Regional Center Group Home Rezone File # RZN-2021-733

Consider a request by the State of Colorado, acting by and through the Department of Personnel and Administration for the use and benefit of the Department of Human Services (the "Department of Human Services of CO") to 2.4 acres from R-4 (Residential 4 du/ac) to R-5 (Residential 5 du/ac), located at 639 Pioneer Road.

Staff Presentation

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

Applicant Presentation

The applicant was present and available for questions.

The applicant stated that the only connection would be pioneer road.

Questions for Applicant or Staff

Commissioner Gatseos asked about the historical location designations and zoning.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, January 18, 2022, via www.GJSpeaks.org.

Robert Lewis made a comment about the road and traffic.

Kevin Beaker, made a comment about the traffic.

Dustin Littlejohn asked a question online.

The public hearing was closed at 6:38 p.m. on January 25, 2022.

Discussion

Commissioner Gatseos and Teske made comment in support based off the comprehensive plan, and that the applicant is making effort to respond the concerns.

Motion and Vote

Commissioner Herek made the following motion Mr. Chairman, on the rezone for the property located at 639 Pioneer Road, City file number RZN-2021-733, 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 Secrest seconded the motion. The motion carried 6-0. Teske, Secrest, Gatseos, Weckerly, Duyvejonck, and Herek

4. Other Business

None.

5. Adjournment

Commissioner Weckerly moved to adjourn the meeting. Commissioner Secrest seconded the motion. The vote to adjourn was 6-0. Secrest, Gatseos, Secrest, Weckerly, Duyvejonck, and Herek.

The meeting adjourned at 6:43 p.m.