

GRAND JUNCTION PLANNING COMMISSION
June 14, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chair Ken Scissors.

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

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Jace Hochwalt (Senior Planner) and Kalli Savvas (Planning Technician).

There were members 1 of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from May 24, 2022.

REGULAR AGENDA

1. Landing on Horizon

RZN-2022-228

Consider a Request by EN-SIM Partnership LLC, Oxford Select Investors – Grand Junction LLC, and Mesa Junction, LTD to Rezone Three Parcels Totaling Approximately 8.27 acres from I-O (Industrial Office) to C-1 (Light Commercial) Located at the Northeast Corner of Horizon Drive and Hilaria Avenue.

Staff Presentation

Jace Hochwalt, Senior 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

Commission Ehlers asked if this was a horizon drive district.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, June 7, 2022, via www.GJSpeaks.org.

The public hearing was closed at 5:56 p.m. on June 14, 2022.

Discussion

Commissioner Ehlers and Weckerly made comments about watching industrial zoning changing rezoning.

Commissioner Scissors made comments that there are a lot of open land on H road. A solid base of residents would be a great influence on the horizon district.

Commissioner Secrest stated that this housing is needed for this area.

Motion and Vote

Commissioner Ehlers made the following motion on the rezone request from an I-O (Industrial Office) zone district to a C-1 (Light Commercial) zone district for 8.27 acres located at the northeast corner of Horizon Drive and Hilaria Avenue, City File Number RZN-2022-228, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Commissioner Secrest seconded; motion passed 6-0.

2. Other Business

3. Adjournment

Commissioner Ehlers moved to adjourn the meeting; Weckerly seconded.

The vote to adjourn was 6-0.

The meeting adjourned at 6:00 p.m.