

GRAND JUNCTION PLANNING COMMISSION
March 22, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:35 p.m. by Community Development Director, Tamra Allen with a call for deliberation to elect an interim chair. Commissioner Secrest made a motion to nominate commissioner Ehlers as interim chair. Commissioner Gatseos seconded. Passed 6-0.

Those present were Planning Commissioners; Keith Ehlers, George Gatseos, Shanon Secrest, Kimberly Herek, Melanie Duyvejonck, and JB Phillips.

Also present were Jamie Beard (City Attorney), Tamra Allen (Community Development Director), Kristen Ashbeck (Principal Planner), Nicole Galehouse (Principal Planner), Jace Hochwalt (Senior Planner), and Kalli Savvas (Planning Technician).

There were members 5 of the public in attendance and 3 virtually.

CONSENT AGENDA

1. **Approval of Minutes**

Minutes of Previous Meeting(s) from March 8, 2022.

2. **Central Distributing Alley Vacation**

VAC-2021-681

Consider a request by Anna Company LLC to Vacate a Public Alley Right-of-Way, located south of 245 and 333 South Avenue.

Commissioner Gatseos moved to accept the consent agenda. Herek Seconded. Passed 6-0.

REGULAR AGENDA

1. **Slawson Rezone**

RZN-2022-61

Consider a request by Kent Slawson, Property Owner, to rezone 1.18 acres from R-4 (Residential - 4 du/ac) to R-8 (Residential – 8 du/ac) located at 702 25 Road.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

The representative Tracy States was present and available for questions.

Questions for Applicant or Staff

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, March 15, 2022, via www.GJSpeaks.org.

John Connerate made a comment about the open space, and concerns with continued expanding of urban development.

The public hearing was closed at 5:50 p.m. on March 22, 2022.

Discussion

Commissioner Gatseos made comments about the hearing item.

Commissioner Ehlers made a comment about the update in the code for open space and to reach out to staff.

Motion and Vote

Commissioner Gatseos made the following motion Mr. Chairman, on the Rezone request for the property located at 702 25 Road, City file number RZN-2022-61, 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 Secret seconded the motion. The motion passed 6-0. Ehlers, Gatseos, Secret, Herek, Duyvejonck, and Phillips.

2. Horizon Cache Rezone RZN-2022-52

Consider a Request by the Emanuel Epstein Revocable Trust to Rezone One Parcel Totaling Approximately 2.46 acres from PD (Planned Development) to C-1 (Light Commercial) Located at the Northeast Corner of Horizon Drive and 27 ½ Road.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

The representative was present and available for questions.

Questions for Applicant or Staff

Commissioner Gatseos asked about the parcel north of the property, and if it is zoned PD.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, March 15, 2022, via www.GJSpeaks.org.

Sherrie Case, virtual attendee asked what was going to be built here.

Jace Hochwalt, responded to the questions.

Commissioner stated there would be public notice to applicants

The public hearing was closed at 6:02 p.m. on March 22, 2022.

Discussion

Motion and Vote

Commissioner Secrest made the following motion Chairman, on the Horizon Cache Rezone request from a PD (Planned Development) zone district to a C-1 (Light Commercial) zone district for the 2.46-acre property located at the northeast corner of Horizon Drive and 27 ½ Road, City File Number RZN-2022-52, 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 Duyvejonck seconded the motion. The motion carried 6-0. Ehlers, Gatseos, Secrest, Herek, Duyvejonck, and Phillips.

3. Other Business

Commissioner Gatseos thanked Ehlers for being chair.

4. Adjournment

Commissioner Gatseos moved to adjourn the meeting.

The vote to adjourn was 6-0. Herek, Scissors, Ehlers, Gatseos, Duyvejonck, and Phillips.

The meeting adjourned at 6:12 p.m.