

GRAND JUNCTION PLANNING COMMISSION
March 9, 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, Keith Ehlers, Ken Scissors, Andrea Haitz, and Sandra Weckerly.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Jace Hochwalt (Senior Planner), and Lance Gloss (Senior Planner).

There was 1 member of the public in virtual attendance: Jennifer Rhamy.

CONSENT AGENDA

Commissioner Ehlers moved to adopt Consent Agenda Item #1. Commissioner Reece seconded the motion. The motion carried 6-0.

Commissioner Haitz was absent during this vote.

1. Approval of Minutes

Minutes of Previous Meeting(s) from February 23, 2021.

REGULAR AGENDA

1. Red Rocks Valley Planned Development Amendment **File # PLD-2020-693**

[Agenda item can be viewed online here at 17:55](#)

Consider a request by NorthStar Towing for a Conditional Use Permit for an impound lot on 1.657 acres in a C-2 (General Commercial) zone district.

Staff Presentation

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

Questions for Staff

Commissioner Reece asked a question about the orientation of the access points.

Commissioner Gatseos asked as question regarding safety on the private, internal streets.

Applicant Presentation

Dorothy Shepard, DOR Studio Architecture, gave a presentation regarding the request.

Questions for Applicant

Commissioner Scissors asked a question regarding the orientation of the houses in future filings.

Commissioner Gatseos asked a question regarding drainage in the area.

Commissioner Reece asked a question regarding the construction of the first filing.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, March 2, 2021 via www.GJSpeaks.org.

Karen Brennan, Rudolph T. Textor, and George Callison left comments on GJSpeaks regarding the request.

Ms. Jennifer Rhamy made a comment regarding the request.

The public hearing was closed at 6:05 p.m. on March 9, 2021.

Applicant Response

Darren Caldwell provided a response to public comment.

Questions for Applicant or Staff

Chair Teske asked a question regarding the staff report analysis.

Commissioner Gatseos asked a question regarding the change in setbacks.

Discussion

Commissioner Ehlers made a comment regarding the request.

Motion and Vote

Commissioner Scissors made the following motion, "Chairman, on the request to amend the previously approved Red Rocks Valley Outline Development Plan, located at South Camp Road and Rock Valley Road, City file number PLD-2020-693, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report.

Commissioner Gatseos seconded the motion. The motion carried 7-0.

2. **Ametek Rezone**

File # RZN-2020-592

[Agenda item can be viewed online here at 56:53](#)

Consider a request by 1215-1217 Perry LLC to rezone two (2) properties from PD (Planned Development) to C-1 (Light Commercial), located at 287 27 Road and the adjacent Dixson Park, collectively comprising 8.7 acres; and, to rezone one property from PD (Planned Development) to M-U (Mixed Use), located at 288 27 Road, comprising 2.81 acres.

Staff Presentation

Lance Gloss, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, March 2, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:28 p.m. on March 9, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, "Chairman, on the Rezone request for the property located at 287 27 Road, 288 27 Road, and the adjacent unaddressed property known as Dixson Park, City file number RZN-2020-592, 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 Ehlers made a comment regarding the request.

Commissioner Ehlers seconded the motion. The motion carried 7-0.

3. Munkres Rezone

File # RZN-2021-25

[Agenda item can be viewed online here at 1:11:07](#)

Consider a request by H & M Trust to rezone four (4) properties from PD (Planned Development) to R-8 (Residential – 8 du/ac), located at 585 North Grand Falls Court A, B, C, and D, comprising 0.7 acres.

Staff Presentation

Lance Gloss, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant Presentation

Kim Kerk, Kim Kerk Land Consulting & Development, was present and available for questions.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, March 2, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 6:44 p.m. on March 9, 2021.

Questions for Staff

None.

Discussion

Commissioner Gatseos made a comment regarding the request.

Motion and Vote

Commissioner Ehlers made the following motion, “Chairman, on the rezone request for the property located at 585 Grand Falls Court A, B, C, and D, City file number RZN-2021-25, 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 Reece seconded the motion. The motion carried 7-0.

4. Other Business

None.

5. **Adjournment**

Commissioner Scissors moved to adjourn the meeting. Commissioner Ehlers seconded the motion. The vote to adjourn carried 7-0. The meeting adjourned at 6:47 p.m.