

**GRAND JUNCTION PLANNING COMMISSION**  
**April 13, 2021 MINUTES**  
**5:30 p.m.**

The meeting of the Planning Commission was called to order at 5:30 p.m. by Planning Commissioner Ehlers.

Those present were Planning Commissioners; George Gatseos, Andrea Haitz, Ken Scissors, and Keith Ehlers.

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

There were 2 members of the public in virtual attendance: Sydnee Flotron and Dan Ramsay

**CONSENT AGENDA**

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Commissioner Gatseos moved to adopt Consent Agenda Item #1. Commissioner Scissors seconded the motion. The motion carried 4-0.

**1. Approval of Minutes**

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

*Planning Commission took a break due to technical difficulties.*

*Planning Commission resumed at 6:03. p.m.*

**REGULAR AGENDA**

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**1. Brookfield North 3 and 4 Rezone**

**File # RZN-2021-113**

**[Agenda item can be viewed online here at 19:16](#)**

Consider a request by Senegy Builders, LLC to rezone 21.53 acres from an I-1 (Light Industrial) zone district to an R-5 (Residential - 5 dwelling units per acre) zone district, located at the northern 21.53 acres of 853 21 ½ Road.

**Staff Presentation**

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

**Questions for Staff**

Commissioner Gatseos asked a question regarding the future land use designation.

Commissioner Ehlers made a statement regarding the rezone process and future subdivision request.

### **Applicant Presentation**

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

### **Questions for Applicant**

None.

### **Public Hearing**

The public hearing was opened at 5 p.m. on Tuesday, April 6, 2021 via [www.GJSpeaks.org](http://www.GJSpeaks.org).

The following made comments regarding the request via GJSpeaks: Scott W Claussen

The public hearing was closed at 6:24 p.m. on April 13, 2021.

### **Questions for Applicant or Staff**

None.

### **Discussion**

Commissioner Gatseos made a comment regarding the review criteria.

Commissioner Ehlers made a comment regarding the review criteria.

### **Motion and Vote**

Commissioner Scissors made the following motion, "Chairman, on the rezone from I-1 (Light Industrial) to R-5 (Residential – 5 dwelling units per acre) for the northern 21.53 acres of the property located at 853 21 ½ Road, City file number RZN-2021-113, 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 Haitz seconded the motion. The motion carried 4-0.

## **2. Other Business**

None.

## **3. Adjournment**

Commissioner Scissors moved to adjourn the meeting. Commissioner Haitz seconded the motion. The vote to adjourn was 4-0. The meeting adjourned at 6:28 p.m.