

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

The meeting of the Planning Commission was called to order at 5:39 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Ken Scissors, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Senta Costello (Associate Planner).

There were 0 members of the public in attendance.

**CONSENT AGENDA**

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

**1. Approval of Minutes**

Minutes of Previous Meeting(s) from June 8, 2021 and June 22, 2021.

**REGULAR AGENDA**

**1. Stinker C-Store Annexation**

**File # ANX-2021-252**

Consider a request by Stinker Stores Inc. for annexation and zoning of 1.68 acres from a County C-2 (General Commercial) to a City C-1 (Light Commercial) zone district. In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac) for the subject properties: M-U (Mixed Use), B-P (Business Park), I-O (Industrial Office Park), C-2 (General Commercial), Mixed Use Residential (MXR-8), Mixed Use General (MXG-3, 5, 8), Mixed Use Shopfront (MXS-3, 5, 8), Mixed Use Opportunity Corridor (MXOC).

**Staff Presentation**

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

**Questions for Staff**

None.

### **Applicant Presentation**

The applicant was available for questions.

### **Questions for Applicant**

None.

### **Public Hearing**

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

None.

The public hearing was closed at 5:53 p.m. on May 11, 2021.

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

None.

### **Discussion**

None.

### **Motion and Vote**

Commissioner Reece made the following motion, "Chairman, on the Zone of Annexation for the Stinker C-Store Annexation to C-1 (Light Commercial) zone district, file number ANX-2021-252, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report."

Commissioner Weckerly seconded the motion. The motion carried 6-0.

### **2. Other Business**

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None.

### **3. Adjournment**

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The meeting adjourned at 5:55 p.m. Reece moved, Scissors seconded