

GRAND JUNCTION PLANNING COMMISSION
July 27, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, George Gatseos, Ken Scissors, Keith Ehlers, Sandra Weckerly, Andrea Haitz, and Shanon Secrest.

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

There were 0 members of the public in attendance.

CONSENT AGENDA

Commissioner Scissors moved to adopt Consent Agenda Item #1. Commissioner Ehlers seconded the motion. The motion carried 7-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from July 13, 2021.

REGULAR AGENDA

1. Monument Waste Conditional Use Permit Amendment File # CUP-2021-333

Consider a request by Monument Waste for changes to a Conditional Use Permit for a Recycling Facility on 6.5 acres in an I-2 (General Industrial) zone district.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

None.

Applicant Presentation

The applicant's representative, Ted Ciavonne, Ciavonne Roberts and Associates, was present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, July 20, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 5:47 p.m. on July 27, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Gatseos made the following motion, "Chairman, on the Monument Waste request to amend a Conditional Use Permit, file number CUP-2021-333, I move that the Planning Commission approve the expansion/change to site of the Material Recovery Facility with the findings of fact listed in the staff report."

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

2. GJ Blackout Rezone File # RZN-2021-447

Consider a request by Peterson Bros Holdings, LLC to rezone one parcel totaling approximately 9.98 acres from I-2 (General Industrial) to I-1 (Light Industrial) located at 715 23 ½ Road.

Staff Presentation

Jace Hochwalt, Senior 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 20, 2021 via www.GJSpeaks.org.

None.

The public hearing was closed at 5:57 p.m. on July 27, 2021.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Scissors made the following motion, "Chairman, on the GJ Blackout Rezone request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for the 9.98-acre property located at 715 23 ½ Road, City File Number RZN-2021-447, 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 Haitz seconded the motion. The motion carried 7-0.

3. Other Business

None.

4. Adjournment

Commissioner Scissors moved to adjourn the meeting. Commissioner Ehlers seconded. The meeting adjourned at 5:58 p.m.