

GRAND JUNCTION PLANNING COMMISSION
October 12, 2021, MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:42 p.m. by Commissioner Christian Reece.

Those present were Planning Commissioners; Keith Ehlers, Christian Reece, Ken Scissors, Andrea Haitz, and Shanon Secret.

Also present were Jamie Beard (Assistant City Attorney), Felix Landry (Community Development), Senta Costello (Associate Planner) and Kalli Savvas (Planning Technician).

There were 2 members of the public in attendance.

CONSENT AGENDA

Commissioner Secret moved to adopt Consent Agenda Item #1-2. Commissioner scissors seconded the motion. The motion carried 5-0.

1. Approval of Minutes

Minutes of Previous Meeting(s) from September 28, 2021.

2. Rimrock Public Easement Vacation

VAC-2021-697

Consider a request by Copper Village Apartments LLC, Silas Colman to vacate a portion of an emergency access easement totaling 0.26 acres, located within Tract C of Sundance Village Subdivision.

REGULAR AGENDA

1. Orchard Avenue Right-of- Way Vacation

File # VAC-2021-561

Consider a request by Colorado Mesa University (CMU) to vacate a portion of the Orchard Avenue right-of-way, located near 1040 Mesa Avenue (CMU baseball field).

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 present and available for questions.

Questions for Applicant

None.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 21, 2021, via www.GJSpeaks.org.

No public comment.

The Public hearing was closed at 5:53 p.m. on October 12, 2021.

Discussion

Keith Ehlers excused himself.

Commissioner Haitz, Reece and Secret made comments in support of proposal.

Motion and Vote

Commissioner Secret made the following motion, Chairman, on the request to vacate a portion of the Orchard Avenue public right-of-way as set forth in the attached description and sketch, City file number VAC-2021-561, located near Orchard Avenue and North 10th Street, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

Commissioner Scissors seconded the motion. The motion carried 4-0.

2. Graff Dairies Rezone File # RZN-2020-739

Consider a request by Darin Carei to rezone 0.276 acres from R-5 (Residential 5 du/ac) to C-1 (Light Commercial), located at 2894 Presley Avenue.

Staff Presentation

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

Questions for Staff

Commissioner Secret asked about C-1 uses for the future.

Commissioner Reece asked about the neighborhood meeting.

Commissioner Secret made comment about parking issues.

Commissioner Reece asked for clarification on future consolidation.

Applicant Presentation

The applicant was present and made statements about the request.

Questions for Applicant

Commissioner Reece made comment in support of applicant's presentation.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, October 5, 2021, via www.GJSpeaks.org.

No public comment

The public hearing was closed at 6:11 p.m. on October 12, 2021.

Discussion

Commissioner Secrest and Scissors made comment in support of proposal.

Motion and Vote

Commissioner Haitz made the following motion, Chairman, on the Comprehensive Plan Amendment request for the property located at 2894 Presley Avenue, 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 seconded the motion. The motion carried 5-0.

Commissioner Haitz made the following motion, Chairman, on the rezone for the property located at 2894 Presley Avenue, City file number RZN-2020-739, 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 and with the condition that City Council approves the Comprehensive Plan Land Use Map Amendment to Commercial.

Commissioner Secrest seconded the motion. The motion carried 5-0.

3. Other Business

None.

4. Adjournment

Commissioner Reece moved to adjourn the meeting. Commissioner Ehlers seconded. The meeting adjourned at 6:14 PM.