

GRAND JUNCTION PLANNING COMMISSION

January 9, 2024, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:39 p.m. by Commissioner Scissors.

Those present were Planning Commissioners; Shanon Secrest, Sandra Weckerly (online), and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Tamra Allen (Community Development Director), Tim Lehrbach (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 5 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from December 12, 2023.

REGULAR AGENDA

1. Culver-Scherping Rezone

RZN-2023-684

Consider a request by Robert Culver, Rosa Culver, and Brian Scherping to rezone approximately 0.75 acres located at 696 Sperber Lane from R-2 (Residential - 2 du/ac) to R-4 (Residential - 4 du/ac).

Staff Presentation

Tim Lehrbach, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Kim Kerk with Kerk Land Consulting LLC elaborated on Tim's presentation and was available for questions.

Questions for staff

Commissioner Secrest asked why the owner couldn't build what they wanted without the rezone.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, January 2, 2024, via www.GJSpeaks.org.

Rob Lipson expressed concerns about drainage on the parcel. He noted that the parcel would likely be less than $\frac{3}{4}$ acre as the owners would need to dedicate a portion for ROW on G Rd. He asked if planning designated building envelopes on the property.

Mark Bebee expressed his opposition to the increased density. He asked what the increased density would allow that the current density did not.

Beverly Bebee commented that she felt the proposed project does not match the character of the neighborhood and that she opposed the rezone.

Kim Kerk responded that the owners also live in the neighborhood and intended to build two single family homes.

Commissioner Secrest asked about required street improvements during development of the parcel. He asked if an engineered drainage plan would be required during development.

Commissioner Ehlers commented on the questions pertaining to uses allowed in R-4 zones and drainage concerns. He asked how the ROW dedication would impact density on the parcel and how the newly adopted Zoning and Development Code would affect the zone designations. He noted that future drainage easements created through the subdivision process could impact building envelopes once the site develops.

Tamra Allen clarified that on properties zoned R-4 and above get to apply $\frac{1}{2}$ of the area of the adjoining ROW for the purposes of calculating density.

The public comment period was closed at 6:19 p.m. on January 9, 2024.

Discussion

Commissioner Ehlers agreed with the staff report and appreciated the comments from the public.

Commissioner Secrest commented on the safety of the intersection of G Road and Sperber Ln.

Commissioner Weckerly noted that the applicant could have asked for higher density but chose the lowest possible density allowed in the Comprehensive Plan.

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to rezone the approximately 0.75 acres located at 696 Sperber Lane from R-2 (Residential – 2 du/ac) to R-4 (Residential – 4 du/ac), City file number RZN-2023-684, I move that the Planning Commission forward a recommendation of approval to the City Council with the findings of fact as listed in the staff report.”

Commissioner Secrest seconded; motion passed 4-0.

OTHER BUSINESS

Commissioner Weckerly confirmed that she wanted to be on the Committee for Interim Housing.

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 4-0.

The meeting adjourned at 6:25 p.m.