

GRAND JUNCTION PLANNING COMMISSION

March 26, 2024, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chairman Teske.

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Melanie Duyvejonck, Sandra Weckerly, Kim Herek and Orin Zyvan.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), 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 March 12, 2024.

Commissioner Secrest moved to approve the consent agenda.

Commissioner Duyvejonck seconded; motion passed 7-0.

REGULAR AGENDA

1. Zoning & Development Code Amendments – Quarter 2 2024 **ZCA-2024-123**

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Application Outreach Meetings, Extension of Approvals, Termination of Conditional Use Permits, Mixed-Use Downtown Dimensional Standards, Side Setbacks Abutting Residential in Mixed-Use and Industrial Zone Districts, Retail Sales in Industrial Zones, Dwelling Units - Single-Family Detached, Cottage Courts, and Tiny Homes as Uses, Home Occupations, and Density Measurements.

Staff Presentation

Niki Galehouse, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Staff requested that the amendments to Section 21.03.080 as well as the addition of the single-family detached dwelling to the P-1 zone district in the principal use table be pulled for further consideration at a future hearing.

Questions for staff and applicant

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, March 19, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 5:48 p.m. on March 26, 2024.

Discussion

Commissioner Weckerly asked if the Tiny Homes being allowed in P-2 conflicted with staff's recommended amendments.

Motion and Vote

Commissioner Weckerly made the following motion "Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-123, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report with amendment of a strike through for GJMC 21.03.080(c)(3) and 21.04.020(e)."

Commissioner Herek seconded; motion passed 7-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Scissors moved to adjourn the meeting.

The vote to adjourn was 7-0.

The meeting adjourned at 5:52 p.m.