

GRAND JUNCTION PLANNING COMMISSION

April 9, 2024, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:32 p.m. by Commissioner Scissors.

Those present were Planning Commissioners; Sandra Weckerly, Kim Herek, Ian Moore, 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 0 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 26, 2024.

Commissioner Weckerly moved to approve the consent agenda.

Commissioner Herek seconded; motion passed 5-0.

REGULAR AGENDA

1. Five Star Annexation

ANX-2023-219

Consider a request by Five Star Homes and Development Inc. to Zone 0.11 acres within the Five Star Annexation to RM-8 (Residential Medium 8) Located East of the Northern End of Allyce Avenue within the Birks Blue Subdivision.

Staff Presentation

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

Tracy States with River City Consultants was present and available for questions.

Questions for staff and applicant

Commissioner Weckerly asked for clarification on the location of the parcel to be annexed.

Commissioner Zyvan asked if the drainage easement would remain following annexation. Additionally, he asked about the future prospects for multimodal transportation for this parcel.

Tracy clarified that the parcel would continue to be designated for drainage.

Public Hearing

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

There were no public comments.

The public comment period was closed at 5:50 p.m. on April 9, 2024.

Discussion

Motion and Vote

Commissioner Weckerly made the following motion “Mr. Chairman, on the Zone of Annexation request for the property located east of the northern end of Allyce Avenue within the Birks Blue subdivision, file number ANX-2023-219, 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 Herek seconded; motion passed 5-0.

OTHER BUSINESS

Niki Galehouse noted that the April 23rd Planning Commission would be cancelled.

ADJOURNMENT

Commissioner Herek moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 5:52 p.m.