

GRAND JUNCTION PLANNING COMMISSION

May 14, 2024, 5:30 PM

MINUTES

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

Those present were Planning Commissioners; Ken Scissors, Shanon Secrest, Keith Ehlers, 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 1 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 9, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Zyvan seconded; motion passed 5-0.

REGULAR AGENDA

1. Volleys CUP Termination

CUP-2024-128

Consider a request by Paul Herek, applicant and business owner, to terminate an existing Conditional Use Permit (CUP-2013-491 and amended with CUP-2020-147) on a property of approximately 1.596 acres in a CG (Commercial General) zone district located at 304 North Avenue and 1130 N. 3rd Street.

Staff Presentation

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Paul Herek with Volleys was present and available for questions.

Questions for staff and applicant

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, May 7, 2024, via www.GJSpeaks.org.

Mike Sitz expressed concerns about increased parking needs with the addition of the new volleyball courts, and requested that the CUP be extended.

Commissioner Ehlers and Mr. Sitz had a dialogue about the history of parking issues on site.

Jessica Johnsen noted that there are no minimum parking requirements for nonresidential uses in the redevelopment and infill areas.

Paul Herek indicated that Volleys is closed on the weekends.

The public comment period was closed at 5:46 p.m. on May 14, 2024.

Discussion

Commissioner Zyvan asked for more information on the request to terminate the CUP.

Commissioner Ehlers clarified the

Chairman Teske agreed with Commissioner Ehler's comments.

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Termination of the Conditional Use Permit for the property located at 304 North Avenue and 1130 N. 3rd Street, City File number CUP-2024-128, I move that the Planning Commission approve the termination of the CUP with the findings of fact listed in the staff report."

Commissioner Zyvan seconded; motion passed 5-0.

OTHER BUSINESS

Niki Galehouse let the Commission know that Commissioner Duyvejonck had submitted her resignation and Commissioner Zyvan would be filling her spot.

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 5:56 p.m.