

GRAND JUNCTION PLANNING COMMISSION
September 24, 2024, 5:30 PM
MINUTES

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

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

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Tim Lehrbach (Senior Planner), and Jacob Kaplan (Planning Technician).

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

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from September 10, 2024.

Commissioner Scissors moved to approve the consent agenda.

Commissioner Secrest seconded; motion passed 7-0.

REGULAR AGENDA

1. Plan Amendments CPA-2024-559/ZCA-2024-560/TEDS-M-2024-561

Consider a Request by the City of Grand Junction to Approve Amendments to Title 31 One Grand Junction Comprehensive Plan, Title 22 H Road/Northwest Area Plan and Title 29 Transportation Engineering Design Standards in the Grand Junction Municipal Code, and to Repeal the H Road/Northwest Area Plan, North Avenue Corridor Plan, North Avenue West Corridor Plan, and Greater Downtown Plan.

Staff Presentation

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

Questions for staff

There were no questions for staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, September 17, 2024, via www.GJSpeaks.org.

There were no public comments.

The public comment period was closed at 6:00 p.m. on September 24, 2024.

The public hearing was closed a 6:00 p.m. on September 24, 2024.

Discussion

Commissioner Ehlers reiterated that these plan amendments were just to clean up existing plans and did not impact property owner's ability to develop their properties.

Commissioner Zyvan commended the staff's efforts toward implementing and simplifying the Comprehensive Plan.

Motion and Vote

Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 22 H Road/Northwest Area Plan, Title 29 *Transportation Engineering Design Standards*, and Title 31 the *One Grand Junction Comprehensive Plan* and to retire the *H Road/Northwest Area Plan*, *North Avenue Corridor Plan*, *North Avenue West Corridor Plan*, and *Greater Downtown Plan*, City file number CPA-2024-559, ZCA-2024-560, and TEDS-M-2024-561, 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 Scissors seconded; motion passed 7-0.

OTHER BUSINESS

Staff reminded the commission that the next Planning Commission workshop on October 3 has been cancelled.

ADJOURNMENT

Commissioner Scissors moved to adjourn the meeting.
The vote to adjourn was 6-0.

The meeting adjourned at 6:04.