

# GRAND JUNCTION PLANNING COMMISSION

April 8, 2025, 5:30 PM

## MINUTES

*As Chairman Teske was absent, the Commission elected Commissioner Weckerly to act as chair for this meeting.*

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

Those present were Planning Commissioners; Shanon Secrest, Kim Herek, Orin Zyvan, and Ian Moore.

Also present were Niki Galehouse (Planning Manager), Tim Lehrbach (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 3 virtually.

### **CONSENT AGENDA**

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#### **1. Approval of Minutes**

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Minutes of Previous Meeting(s) from March 25, 2025.

*Commissioner Moore moved to approve the Consent Agenda.*

*Commissioner Zyvan seconded; motion passed 5-0.*

### **REGULAR AGENDA**

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#### **1. Zoning Code Amendments – Quarter 2 2025** **ZCA-2025-187**

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Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Regarding Zone District and Dimensional Standards, Use Standards, Sign Standards, and Measurements and Definitions.

##### **Staff Presentation**

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

##### **Questions for Staff**

Commissioners Zyvan and Secrest commended Tim for his presentation.

##### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, April 1, 2025, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

Charissa Chiaravalotti voiced her approval of the amendments, particularly the outdoor recreation use being allowed in the MU-3 zone district.

*The public comment period was closed at 6:00 p.m. on April 8, 2025.*

### **Discussion**

Commissioners Moore and Zyvan stated their approval of the proposed amendments.

### **Motion and Vote**

Commissioner Secrest made the following motion “Ms. Chairwoman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2025-187 as set forth in the proposed Draft Ordinance attached to the staff report and incorporated herein, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

*Commissioner Moore seconded; motion passed 5-0.*

### **OTHER BUSINESS**

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### **ADJOURNMENT**

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Commissioner Moore moved to adjourn the meeting.

*The vote to adjourn was 5-0.*

The meeting adjourned at 6:02 p.m.