

GRAND JUNCTION PLANNING COMMISSION

November 25, 2025, 5:30 PM

MINUTES

The meeting of the Planning Commission was called to order at 5:31 p.m. by Chair Sandra Weckerly.

Those present were Planning Commissioners; Orin Zyvan, Robert Quintero, Ian Thomas, Gregg Palmer, and Keith Ehlers.

Also present were Jamie Beard (Assistant City Attorney), Daniella Acosta Stine (Principal Planner), Jessica Johnsen (Zoning Supervisor), Tim Lehrbach (Principal Planner), and Jacob Kaplan (Planning Technician).

There were 2 members of the public in attendance, and 0 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from October 14, 2025.

Commissioner Palmer moved to approve the Consent Agenda.

Commissioner Moore seconded; motion passed 6-0.

REGULAR AGENDA

1. Ricciardella Annexation

ANX-2024-16

Consider a request by Hwy 50 Self Storage Parking LLC. to zone 7.37 acres from County RSF-4 (Residential) to City RM-8 (Residential Medium-8) located at 2716 B ¼ Road.

Staff Presentation

Jessica Johnsen, Zoning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Palmer asked if this property was enclaved.

Commissioner Zyvan asked for clarification on the headcount in the neighborhood meeting.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, November 18, 2025, via www.gjcity.org.

There were no comments from the public either in attendance or online.

The public comment period was closed at 5:48 p.m. on November 25, 2025.

Discussion

No discussion occurred.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 2716 B 1/4 Road, City file number ANX-2024-16, 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 Moore seconded; motion passed 6-0.

2. Messick-Dangler Annexation ANX-2025-116

Consider a request by Carrie Messick, Cory Messick, and Sharon Valarie Dangler to zone 27.20 acres from Mesa County Residential Single Family – Rural (RSF-R) to Public, Civic, and Institutional Campus (P-2) located at 378 30 Road.

Staff Presentation

Tim Lehrbach, Principal 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, November 18, 2025, via www.gjcity.org.

William Wenger expressed concerns about excess noise coming from this property during quiet hours.

Kim Kerk, that applicant’s representative, told Mr. Wenger she would speak to the applicant about the noise.

The public comment period was closed at 6:00 p.m. on November 25, 2025.

Commissioner Quintero inquired about the City’s and County’s noise ordinances.

The public hearing was closed at 6:04 p.m. on November 25, 2025.

Discussion

The commissioners encouraged Mr. Wenger to report any future noise violations to City and County Code Enforcement.

Motion and Vote

Commissioner Quintero made the following motion “Ms. Chair, on the Zone of Annexation request for the property located at 378 30 Road, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as listed in the staff report.”

Commissioner Zyvan seconded; motion passed 6-0.

3. 30 Road Retail/Office/Storage Right of Way Vacation VAC-2025-84

Consider a request by 42 E Road Storage LLC, to vacate 0.93 acres of a Road Proclamation right-of-way located northeast of 30 Road and E Road and south of the Denver and Rio Grande Railroad. **This item was continued to the December 9th Planning Commission Hearing.**

OTHER BUSINESS

Daniella Acosta Stine reminded the commission that the City is accepting applications for the 2 vacant Planning Commission positions and the deadline to apply is December 15th.

ADJOURNMENT

Commissioner Quintero made a motion to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 6:07 p.m.