

GRAND JUNCTION PLANNING COMMISSION
January 14, 2014 MINUTES
6:00 p.m. to 6:03 p.m.

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Steve Tolle and Bill Wade.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Darcy Austin was present to record the minutes.

There were 2 citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the December 10, 2013 regular meeting.

2. La Salsa CUP - Conditional Use Permit

Consider a request for a Conditional Use Permit (CUP) for a bar on 1.04 acres in a C-1 (Light Commercial) zone district.

FILE #: CUP-2013-497
APPLICANT: Nestor Sanabria
LOCATION: 1224 N 25th Street
STAFF: Brian Rusche

MOTION: (Commissioner Eslami) "I move that we move Amend 21.03.070 (g)&(h); Sec 21.030.080(a);(b)&(c) to the Consent Agenda."

Commissioner Couch seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

3. Amend 21.03.070(g)&(h); Sec 21.030.080(a);(b)&(c) - Zoning Code Amendment

Forward a recommendation to City Council to amend Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv), of the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to revise

performance standards to provide more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display.

FILE #: ZCA-2013-548
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

MOTION: (Commissioner Couch) “I move that we approve the Consent Agenda as read.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

Lisa Cox stated there would be a regular workshop on February 6th & the regular meeting on February 11th. A joint Planning Commission Meeting with Mesa County Planning Commission on February 13th at 6:00 p.m. & on Thursday, February 20th a joint Planning Commission Meeting, hosted at the City of Grand Junction in the auditorium.

Commissioner Couch asked if there would be a second meeting in February and Lisa Cox stated that currently there were no items on the agenda for a second meeting in February.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:03 p.m.