

GRAND JUNCTION PLANNING COMMISSION
May 13, 2014 MINUTES
6:00 p.m. to 6:05 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice Chairman Eslami. 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 Ebe Eslami (Vice Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Keith Ehlers, Steve Tolle and Cody Wagner. Christian Reese (Chairman) and Bill Wade were absent.

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

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were four citizens in attendance during the course of the hearing.

Announcements, Presentations And/or Visitors

Lisa Cox, Planning Manager, stated that there would not be a second Planning Commission meeting held in May. The next workshop was scheduled for Thursday, June 5th and the next Planning Commission meeting was scheduled for Tuesday, June 10th.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the March 25 and April 8, 2014 regular meetings.

2. Bella Dimora - Planned Development

Forward a recommendation to City Council of an Outline Development Plan to develop 108 residential properties that contains a mix of single-family detached/attached units and 4-plex townhomes on 13.9 acres in an existing PD (Planned Development) zone district.

FILE #: PLD-2013-455

APPLICANT: Ron Abeloe - Legends Partners LLC

LOCATION: 598 Sinatra Way and 2850 Grand Falls Drive

STAFF: Scott Peterson

Vice Chairman Eslami briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing.

Vice Chairman Eslami stated that he had one question regarding the idea of a bus stop.

Scott Peterson, Senior Planner, stated that he spoke with Todd Hollenbeck, Manager of RTPO-Grand Valley Transit and Mr. Hollenbeck had indicated that he did not feel a bus stop was needed on the south side of Patterson Road. There are presently two bus stop locations on the south side of Patterson, one close to 29 Road and one that is near the fire station and nursing home. Therefore, a third bus stop within the length of that block would not be necessary.

With no amendments to the Consent Agenda, Chairman Eslami called for a motion.

MOTION: (Commissioner Ehlers) “I move to approve the Consent Agenda as it is written.”

Commissioner Buschhorn 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 that at the next meeting on June 10, elections for the Planning Commission will be held. Bylaws for the Planning Commission state that elections are to be held in May, however, that item will be carried forward to the June 10, 2014 meeting.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:05 p.m.