

GRAND JUNCTION PLANNING COMMISSION
November 9, 2010 MINUTES
6:00 p.m. to 6:10 p.m.

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Pat Carlow, Rob Burnett, Mark Abbott, Ebe Eslami, Lyn Benoit and Gregory Williams (Alternate). Commissioner Lynn Pavelka (Vice-Chairman) was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Dave Thornton (Principal Planner), Lori Bowers (Senior Planner) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 33 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

1. Presentation of APA Colorado 2010 Excellence Award for Grand Junction Comprehensive Plan.

Dave Thornton, Principal Planner, presented the American Planning Association, Colorado Chapter, Excellence Award 2010 for an outstanding planning project. The APA identified aspects of the Comprehensive Plan which included the following: the plan was an exemplary example of the successful public process which resolved contentious issues through joint planning and pointed the City in the direction of a sustainable and positive future; the creation of a blended map which provided a range of densities that provided flexibility while eliminating cumbersome processes and increased development potential; and the identification of a corridor for light rail.

He extended his appreciation to each of the Planning Commission members as well as the Mesa County Planning Commission, City Council and the Board of County Commissioners, both City and County staffs and the citizens of Grand Junction and Mesa County. Chairman Wall extended his thanks to the Grand Junction Planning Department and all of those who participated to create this outstanding plan.

Consent Agenda

1. Minutes of Previous Meetings

There were no minutes available at this time.

2. **Ashbury Heights Subdivision – Preliminary Subdivision Plan – Withdrawn**
 A request for a two-year extension of the approved Preliminary Subdivision Plan, a 107 lot subdivision on 14.8 acres in an R-8 (Residential – 8 du/ac) zone district, until March 25, 2013.

FILE #: PP-2006-251
PETITIONER: Sidney Squirrell – Cache Properties, LLC
LOCATION: SE Corner 28 ¼ Road & Grand Falls Drive
STAFF: Scott Peterson

3. **Abbey Carpet CUP – Conditional Use Permit**
 Request approval of a Conditional Use Permit to allow for outdoor storage and permanent display in the front setback in a C-1 (Light Commercial) zone district.

FILE #: CUP-2010-131
PETITIONER: Kevin Michalek – American Furniture Warehouse
LOCATION: SW American Way & Maldonado Street
STAFF: Lori Bowers

4. **Osprey Subdivision – Preliminary Subdivision Plan – Continued to 1/11/11**
 A request for a one-year extension of the approved Preliminary Subdivision Plan for 66 single-family lots on 18.56 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PP-2007-124
PETITIONER: Sam D. Starritt, Esq. – Property Services of GJ, Inc.
LOCATION: 2981, 2991, 2993, 2995 B Road
STAFF: Brian Rusche

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

MOTION: (Commissioner Carlow) “Mr. Chairman, I move that we approve the Consent Agenda with the exception of Item 2 which has been withdrawn and Item 4 that has been continued.”

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

Public Hearing Items

5. **Schooley-Weaver Partnership – Conditional Use Permit**
 A request for a rehearing on the Conditional Use Permit for a Gravel Pit on 16 acres in an R-R (Residential Rural) zone district. The Conditional Use Permit was approved by the Planning Commission on September 14, 2010. If the Planning Commission grants a rehearing, it will be scheduled for a future date.

FILE #: CUP-2010-008
PETITIONER: Mark R. Luff, Esq. – Concerns of Impacted Neighbors
LOCATION: 104 29 3/4 Road
STAFF: Brian Rusche

Chairman Wall confirmed that any member of the Planning Commission who was present for that hearing, would need to make a motion if they wanted a rehearing. Jamie Beard, Assistant City Attorney, explained that when there was a request for a rehearing, the Commission could take additional information than what was originally presented in the request for the rehearing or the Commission could ask questions of the people who made the request, applicant and/or staff in regards to any questions after review of the information that was turned in with the request for rehearing and the applicant’s response and the staff report. If the Commission chose to take no additional information, then it would be discussed amongst the Commissioners if anyone was interested in having the rehearing be approved.

Chairman Wall asked all Commission members if they had read all the notes that had been provided, both from the hearing and the additional notes provided by the applicant, and understood. He asked for questions about that information and as there were none he then asked if any more information was needed in order to make a decision on this matter. He stated that a motion was necessary if additional information was needed. Jamie Beard confirmed that as a Board if someone wanted additional information, it could be voted on or if no one had requested additional information, then the Chairman could go forward and ask if there was a motion by any Commissioner who was present and part of the majority in regards to the request. Chairman Wall then asked if there was a motion to grant a rehearing and as there was no motion made, the request for a rehearing was denied.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:10 p.m.