

**GRAND JUNCTION PLANNING COMMISSION
AUGUST 25, 2009 MINUTES
6:00 p.m. to 6:05 p.m.**

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

In attendance, representing the City Planning Commission, were Roland Cole (Chairman), William Putnam (Vice-Chairman), Lynn Pavelka-Zarkesh, Ebe Eslami, Patrick Carlow, Mark Abbott and Richard Schoenrad (Alternate). Commissioner Reggie Wall was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor), Scott Peterson (Senior Planner), and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

There were no minutes available for consideration at this time.

2. Fuoco Growth Plan Amendment – Growth Plan Amendment

Request a recommendation of approval to City Council of a Growth Plan Amendment to change the Future Land Use Designation from Residential High (12+ du/ac) to Commercial on .144 acres.

FILE #: GPA-2009-147
PETITIONER: Bob Fuoco – Fuoco Investments, LLC
LOCATION: 160 Hill Avenue
STAFF: Scott Peterson

3. Hilton Garden Inn and Candlewood Suites – Preliminary Subdivision Plan & Conditional Use Permit

Request approval of the Preliminary Subdivision Plan to develop 19.73 acres into four (4) lots and approval of a Conditional Use Permit to construct two (2) hotels in an MU (Mixed Use) zone district.

FILE #: PFP-2008-357, SPR-2008-359, SPR-2008-360
PETITIONER: The Koehler Corporation
LOCATION: 680 24 Road
STAFF: Scott Peterson

4. Logos Industrial Park – Preliminary Subdivision Plan

Request approval of the Preliminary Subdivision Plan to develop 17.28 acres into 10 Industrial lots in an I-2 (General Industrial) zone district.

FILE #: PFP-2008-320
PETITIONER: Vernon Pace – Logos, LLC
LOCATION: 743 23 Road
STAFF: Senta Costello

Chairman Cole 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 any of the Consent Agenda items.

MOTION: (Commissioner Eslami) “Mr. Chairman, I would make a motion to approve the Consent Agenda.”

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

Public Hearing Items

None.

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 6:05 p.m.