

**GRAND JUNCTION PLANNING COMMISSION
NOVEMBER 10, 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, Reginald Wall, Patrick Carlow, Mark Abbott and Ebe Eslami.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Brian Rusche (Senior Planner), Senta Costello (Senior Planner), Lori Bowers (Senior Planner) and Judith Rice (Associate Planner).

Also present was Jamie Beard (Assistant City Attorney).

Pat Dunlap was present to record the minutes.

There were 14 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Commissioner Abbott made the following motion:

MOTION: (Commissioner Abbott) “Chairman Cole, Vice Chair Putnam, as we do not meet in two weeks and you never know what happens in city government, I would like to have a resolution entered into the record stating that this Planning Commission would like to formally recognize both of you for your time and service to the City of Grand Junction.”

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

Consent Agenda

1. Minutes of Previous Meetings

Approval of the minutes of the October 13, 2009 Regular Meeting.

2. Matthews Enclave Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 10.53 acres, less Right-of-Way, from County RSF-R (Residential Single Family Rural) to a City CSR (Community Services and Recreation) zone district.

FILE #: ANX-2009-209
PETITIONER: City of Grand Junction
LOCATION: Along the Colorado River West of 25 Road & South of Riverside Parkway.
STAFF: Brian Rusche

3. Little Lamb Learning Center – Conditional Use Permit

Request approval of a Conditional Use Permit to allow General Day Care on .436 ac in an R-8 (Residential 8 du/ac) zone district.

FILE #: CUP-2009-174
PETITIONER: Bud Reeves – Colorado Conference of Seventh Day Adventists
LOCATION: 880 Mesa Avenue
STAFF: Senta Costello

4. Kresin Subdivision – Preliminary Subdivision Plan

Request approval of an additional extension of the Preliminary Subdivision Plan to develop 15 lots on 7.86 acres in an R-2 (Residential 2 du/ac) zone district.

FILE #: PP-2006-102
PETITIONER: Bruce Kresin
LOCATION: 530 South Broadway Boulevard
STAFF: Lori Bowers

5. Landmark Baptist Church Rezone – Rezone

Request a recommendation of approval to City Council to rezone 3.5 acres from a C-2 (General Commercial) to a C-1 (Light Commercial) zone district.

FILE #: RZ-2009-195
PETITIONER: Landmark Baptist Church
LOCATION: 1600 Ute Avenue
STAFF: Judith Rice

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 Putnam) “Mr. Chairman, I move we approve the Consent Agenda as read and presented.”

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

Lisa Cox, Planning Manager, reminded the Commission that there would be no hearing on November 24, 2009, the next workshop would be on December 3rd and the next meeting would be December 8th.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

6:05 p.m.