

GRAND JUNCTION PLANNING COMMISSION  
Public Meeting/Hearing -- April 5, 1988  
7:30 p.m. - 7:40 p.m.

The public meeting was called to order by Chairman Steve Love at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission, were:

Jean Sewell  
Dutch Afman  
Steve Love, Chairman

Karen Madsen  
Ron Halsey

In attendance, representing the City Planning Department, was:

Kathy Portner

Terri Troutner was present to record the minutes.

There were two interested citizens present during the course of the meeting.

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I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER AFMAN) "MR. CHAIRMAN, I MAKE A MOTION TO APPROVE THE MINUTES OF MARCH 1 AS PRESENTED TO US."

Commissioner Sewell seconded the motion.

A vote was called and the motion passed unanimously by a vote of 5-0.

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

III. PLANNING DEPARTMENT ITEMS FOR CONSIDERATION

1. CONSIDERATION OF ITEM #11-88 ST. MATTHEW'S EPISCOPAL CHURCH MINOR SUBDIVISION

Petitioner: St. Matthew's Episcopal Church, Marjorie Brock  
Location: The northeast corner of 27 1/2 Road and F 1/2 Road

Kathy Portner indicated that all technical requirements for the minor subdivision had been met. She indicated that a former conditional use application had been approved in 1980 for a church to be placed on the proposed lot 2, with the stipulation that the final design for the church would have to come back before the Commission for consideration. Approval of the minor subdivision was not to be considered an approval for the building of a church.

When the final plan for a church is submitted, she continued, a major concern will be access. A certification of ownership will have to be recorded with the plat, along with documentation that the RSF zoning would only allow a single family residence on each of the lots. The construction of a church would have to go through the process as a conditional use.

When asked by the Commissioners if the easement and Fire Department considerations were resolved, Kathy responded that they were, as it related to the RSF-4 zoning.

The petitioner had no presentation, nor were there any questions by the Commissioners.

**MOTION: (COMMISSIONER HALSEY) "MR. CHAIRMAN, ON ITEM #11-88, THE MINOR SUBDIVISION, I MOVE THAT WE APPROVE THIS PROPOSAL, SUBJECT TO STAFF COMMENTS."**

Commissioner Madsen seconded the motion.

A vote was called and the motion passed unanimously by a vote of 5-0.

Commissioner Afman asked if the church had any immediate plans to build a church on this property.

The petitioner responded that there were no immediate plans to build on this property.

The meeting was adjourned at 7:40 p.m.