

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- May 27, 1986  
7:30 p.m. - 7:50 p.m.

The public hearing was called to order by Chairman Bill O'Dwyer at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission, were:

Ross Transmeier	Susan Rush
Miland Dunivent	Karen Madsen
Bill O'Dwyer, Chairman	

In attendance, representing the City Planning Department, was:

Karl Metzner

There were no citizens present at this evening's meeting.

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**I. APPROVAL OF MINUTES**

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, I MOVE THAT THE MINUTES OF APRIL 28TH BE ACCEPTED AS SUBMITTED."**

Commissioner Transmeier seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

**II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

There were no announcements, presentations and/or visitors.

**III. FULL HEARING**

- 1. #6-86 Text Amendment to the Grand Junction Zoning and Development Code**

Petitioner: Grand Junction Planning Department

**PETITIONER'S PRESENTATION**

Karl Metzner stated that there were actually two parts to this text amendment: 1) delegating authority from the City Council to the Planning Commission regarding Conditional Uses, Subdivisions, and Plans only of Planned Developments, provision of an appeal procedure, and change of the public hearing date from the last Tuesday of the month to the first Tuesday of the month, and 2) changing the animal regulations in regards to agricultural animals and household pets. Karl presented a brief overview of each of these portions of the text amendment.

## QUESTIONS

Chairman O'Dwyer asked if there would be a problem of a renter and an adjacent property owner.

Karl replied that it would be up to the renter and owner to decide on the owner's approval.

Chairman O'Dwyer referenced the PD, plan only, and asked if this included zoning.

Karl responded that any zoning would have to be approved by City Council. He clarified by using an example.

Commissioner Dunivent asked if #10 in 5-4-11C referencing the "Governing Body," wasn't this term to be changed to "staff."

Karl agreed and said that this would be changed.

Commissioner Rush asked if this change should be stipulated in the motion.

Karl felt that it would probably be a good idea.

Commissioner Dunivent asked if, on #11, the reference to the "Governing Body" should be changed.

Karl said that this was meant to stay, and he clarified the intent.

**MOTION: (COMMISSIONER TRANSMER) "MR. CHAIRMAN, ON ITEM #6-86, I MAKE A RECOMMENDATION WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO, ON ITEM #10 OF SECTION 5-4-11C, THE WORD "STAFF" BE PLACED INSTEAD OF "GOVERNING BODY." ALL OTHER ITEMS REMAINING THE SAME.**

Commissioner Rush seconded the motion.

A vote was called and the motion passed unanimously by a vote of 6-0.

## IV. NON-SCHEDULED CITIZENS AND VISITORS

There were no non-scheduled citizens and visitors.

The meeting was adjourned at 7:50 p.m.