

GRAND JUNCTION PLANNING COMMISSION
Public Hearing -- March 26, 1985
7:30 p.m. - 8:15 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:

Warren Stephens	Susan Rush
Ross Transmeier	Mike Dooley
Karen Madsen	Miland Dunivent
Bill O'Dwyer, Chairman	

In attendance, representing the City Planning Department was:

Bob Goldin

Due to the absence of Terri Troutner, Bob Goldin recorded the minutes.

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

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I. APPROVAL OF MINUTES

MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, I MOVE THAT WE ACCEPT THE MINUTES OF FEBRUARY 6TH AS PRESENTED TO US."

Commissioner Rush seconded the motion.

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

II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Commissioner Rush advised the other Commission members and Planning staff that she would not be present for the Special Hearing scheduled for April 2, 1985.

III. FULL HEARING

1. #6-85A INDEPENDENCE PLAZA - MINOR SUBDIVISION

Petitioner: Gerald M. Greenberg
Location: Approximately 500' north of Independent Avenue and
west of 25 1/2 Road.

Consideration of a Minor Subdivision

PETITIONER'S PRESENTATION

Tom Logue, representing the Petitioner, gave an overview of the proposal. Some of the points he brought out were that the surrounding properties were zoned C-2, that it would be subdivided into five lots, each varying in size. Utilities were said to be presently available with two points of access; one along 25 1/2 Road and one off of Independent Avenue.

QUESTIONS

There were no questions at this time.

STAFF PRESENTATION

Bob indicated that Public Service may request a change in one of the easements at a later date since they did not want the present easement cutting through the lot. A utilities composite should be submitted to the City Engineer to ensure that no discrepancies exist. A fire hydrant is to be included on the property once the site is approved.

QUESTIONS

Commissioner Dunivent asked for clarification on whether the change in easement would affect the current easement or become a new one.

Tom Logue responded that this would be a new easement.

Bob Goldin said that there was some question as to the escrowing of funds vs. obtaining a Power of Attorney, but that it would be up to City Council to decide.

Commissioner Rush wanted to know if all the drainage considerations had been taken care of.

Commissioner Transmeier questioned the use of independent collection as opposed to local collection.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

MOTION: (COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #6-85A INDEPENDENCE PLAZA-MINOR SUBDIVISION, I WOULD LIKE TO MAKE THE MOTION WE FORWARD THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.

Commissioner Dunivent seconded the motion.

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

2. #6-85B REZONE C2 TO C1

Petitioner: Gerald M. Greenberg

Location: Approximately 500' north of Independent Avenue and west of 25 1/2 Road.

Consideration of rezone.

PETITIONER'S PRESENTATION

Tom Logue, representing the Petitioner, once again gave a brief overview of the proposal, stating that at the present time, there was a day care center located on Lot 1 of the property and that a contract to purchase the center had been submitted. He also asked for a differentiation between the two zones.

Bob Goldin replied that a day care facility would be allowed under a C-1 zoning but would not be allowed under the current C-2 zoning.

Tom asked if this use was allowed for a building that was already located on the site.

Bob responded affirmatively, but the church building which was being referred to was a non-conforming use. With a straight zone request, a site plan is not normally submitted with the rezone petition.

Tom projected that Phase I, remodeling of the building, would occur this summer with Phase II, a 3,000 sq. foot addition with site improvements, occurring approximately one year from the completion of Phase I.

QUESTIONS

Commissioner Dunivent asked if the paving and parking concerns would be addressed during the second phase.

Tom made reference to the existing parking area on a map which was provided. He stated that during construction a parking lot tends to deteriorate; therefore, new parking accommodations would be postponed until future phases. He did point out that at present time, there were 10 available spaces, whereby the state only required 8 or 9.

Chairman O'Dwyer felt that stacking of spaces may become a problem since there would be many cars delivering and picking up children.

Commissioner Madsen questioned the number of children to be taken care of in the facility.

Tom replied that currently there were 15-16 children being cared for but that a maximum of 30 could be accommodated when the new addition was built.

Commissioner Madsen asked if there were plans to expand the playground and fill the pond.

Tom responded that with the construction of Phase II, an agreement would be made with the ditch company to fill the pond, terrace and grade the area, and maintain a 20' easement.

Commissioner Dunivent asked if the rezone request was being made for only Lot 1.

Tom clarified that the Petitioner wanted to expand but that she may need to sell the property; she wanted the flexibility of a C-1 zoning as opposed to Planned Development.

A discussion ensued between Commissioner Rush, Tom Logue and Commissioner Stephens on the vehicular access south on 25 1/2 Road.

Bob stated that this proposal went to the City Engineer for review.

Commissioner Stephens asked if this was required.

Bob stated that it was and read the review agency comment.

Chairman O'Dwyer asked if the Commission members wanted to wait until they could check on this point, to which the members declined, but stipulated that the motion be subject to staff reviews.

Commissioner Stephens felt that the drainage calculations should be checked.

Commissioner Rush questioned the use of signage warning motorists of children present.

Bob gave a brief history of the current project and the role the Petitioner has in this business. He felt that verification should be made of the fire hydrant and include "...subject to staff comments" in the motion.

PUBLIC COMMENTS

There were no comments either for or against the proposal.

MOTION: (COMMISSIONER STEPHENS) "MR. CHAIRMAN, ON ITEM #6-85B, REZONE C-2 TO C-1, I MOVE THAT WE FORWARD THIS ONTO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL FOR THE REZONE OF LOT 1, PROVIDING THAT ALL CONCERNS HAVE BEEN ADDRESSED AND SUBJECT TO STAFF COMMENTS"

Commissioner Dunivent seconded the motion.

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

The meeting was recessed at 8:15 p.m. to be continued on April 2, 1985 at 7:30 p.m.