

MINUTES

SPECIAL MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday -- March 18, 1959 -- 8:00 A.M.

CONFERENCE ROOM -- CITY HALL

The Grand Junction Planning Commission held a special meeting in the Conference Room of the City Hall at 8:00 A. M. on Wednesday, March 18, 1959, with the following members present:

Chairman Glen Hopper, Mrs. F. A. Brumbaugh, Mrs. Cleo Diemer, Mr. V. L. Colony, Mr. Robert Van Deusen, Mr. Richard Zollner, and Mr. Howard McMullin.

Members absent: Secretary R. E. Cheever and Mr. Claud Smith.

Also present: Councilman Edward Strnad, Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Dr. Geo. Bosma, Attorney Andrew Williams, and Mr. William E. Dufford.

The meeting was called to order by the Chairman. Motion was made by Mrs. Diemer and seconded by Mrs. Brumbaugh that the minutes of the last meeting be approved as written. Carried.

Item No. II -- Annexation Petition, Freeway Bowling.

Mrs. Diemer reported that the Zoning Committee had made an on-the-spot investigation of the Freeway Bowling site and recommended that this area be zoned Business A. They also recommended that the Zoning Ordinance be amended to include Bowling Alleys in Business A District (this would pertain to the present Ordinance).

Motion was made by Mr. Van Deusen that this report be accepted and passed on to the City Council as a recommendation. Seconded by Mr. Colony, and carried.

Mr. Alstatt reported that a new car agency was wanting to locate in the rest of the area; this would fall into the same zoning as Bowling Alleys in the new Zoning Ordinance. There was some discussion as to what should be allowed in an installation of this kind; also, it was pointed out that the county zoning right next to this area is industrial.

Item No. III -- Annexation Petition, 1st & Orchard

Mrs. Diemer reported that the zoning committee had also investigated this area and recommended that it be brought into the City as Residence A, although it was not their intention that the Brach Market be left as a non-conforming use.

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The Brach Market is planning an addition to their store, and they would not be permitted to add to a non-conforming use.

Mr. McMullin then made the following motion: That this petition for annexation be recommended to the City Council for acceptance. The Commission recommends that this area be zoned Residence A. The Commission recognizes that there are special problems in connection with the Brach property and commits itself to cooperate with the owners of the Brach property in solving them in a mutually satisfactory manner. Motion was seconded by Mr. Van Deusen, and carried.

Dr. Bosma was present in connection with his request for annexation of an area on the East side of North 7th Street between Bookcliff and Wellington Avenues. He explained that he had an option to purchase a portion of this land bordering Bookcliff Avenue and extending north on North 7th Street 190 ft. They feel there is a definite need for a small Motel to take care of people who wish to stay for a while in the vicinity of the doctors' offices and the hospital. They propose to put this on the back of the property and then have more office space on the front of the property.

Dr. Bosma had no formal petition at this time, stating that he was just wanting to find out the thinking of the Commission on this before he got a petition.

Attorney Andrew Williams was present representing the Catholic Church and stated that the Church would like to come into the City at the same time; however, Carl Alstatt said that there is not enough perimeter to bring this area all in at the same time, unless property on West side of 7th Street and the McCary tract would come in, also. Attorney Williams said the Church is willing to annex whenever it can.

Mr. McMullin made the motion that this matter be referred to the Annexation Committee and also the Zoning Committee for study and report at the next meeting. Seconded by Mr. Zollner, and carried.

Mr. Alstatt suggested that the Committees should contact Dr. Bosma after making their study so he would know just what to include in his petition.

Upon motion made by Mr. McMullin, seconded by Mr. Colony, and carried, the meeting was adjourned.

R. E. Cheever, Secretary - by HM