

REGULAR MEETING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - March 27, 1963 - 8:00 A.M.
Conference Room - City Hall

Members present: Messrs. Bob Baker, Elmer Nelson, Art Hadden, Ray Meachem, and Mrs. Robt. Russell.

Members absent: Mr. Vic Colony.

Also present: Development Director Don Warner and J. E. Stockton, Building Inspector.

I. MINUTES APPROVED

Motion was made by Mrs. Russell that the minutes of the Regular Meeting of February 27, 1963 be approved as written. Motion was seconded by Mr. Meacham, and carried.

II. HOUSING CODE TO BE DISCUSSED AT NEXT MEETING

Development Director Warner said that copies of the proposed Housing Code had been given to the County Health Department. His suggestion that these people be invited to the next regular Planning Commission meeting to discuss this proposed code was agreeable to the members of the Commission. Mr. Warner said this would be on the agenda for discussion next month.

III. COMMISSION APPROVES PLANTINGS ON NORTH AVENUE

Mr. Warner said that some of the property owners on North Avenue between 1st and 12th Streets were inquiring about the possibility of putting in low planters and some type of planting in the 10 ft. set-back area existing behind the sidewalk where building is restricted, in order to beautify the street and tie in with Operation Foresight. In the discussion of this subject, Commission members approved the idea, noting however that the planter boxes themselves should be kept to a maximum height of 12 inches.

Mr. Warner said that although height of planting is not regulated in the ordinance, in the case of plantings in a commercial area they should be regulated. He will also proceed with working out the necessary changes in the ordinance which now states that no man-made structure shall be placed in this area.

IV. RECOMMEND ADDITION TO NORTH 7th STREET ANNEXATION

Development Director Warner said that Mr. Ted Griffin whose property adjoins the three properties included in the North 7th Street annexation which the Commission approved at their last meeting, wished to be included in this annexation. Motion was made by Mr. Nelson that the Ted Griffin property be added to the North 7th Street annexation which had been approved at the regular February meeting for boundary and economic study. Motion was seconded by Mr. Hadden, and carried.

V. RECOMMEND 1.5 CONDITIONAL USE BE INCLUDED IN C-1 ZONE

Development Director Warner explained that since C-1 Zone allows motels and rooming houses, apartment houses should also be allowed and should be included in the advertising for Council hearing.

Motion was made by Mr. Meacham that the Planning Commission recommend to the City Council that 1.5 conditional use be included in C-1 zoning as set forth in the zoning ordinance. Motion was seconded by Mr. Nelson, and carried.

VI. ADJOURNMENT

The meeting was duly adjourned at 9:30 a.m.