

QUARTERLY ZONING HEARING

GRAND JUNCTION PLANNING COMMISSION

Wednesday - September 18, 1963 - 8:00 A.M.
Conference Room

Members present: Messrs. Baker, Stranger, Meacham, Palo, Hadden
Mrs. Robt. Russell and Mrs. Grace Smith.

Also Present: Development Director Don Warner

Chairman Baker called the meeting to order and welcomed new members David Palo and Dick Stranger to the commission.

Mr. Baker noted that the only item to come before the Commission at this zoning hearing was the revised paragraph concerning meat processing under 5.7 usage in C-2 zoning. He asked Mr. Meacham to read the paragraph as revised by Development Director Don Warner. (Copy in P.R.)

In the discussion of this usage it was noted that although the business as now being proposed is comparatively small and therefore would not create any problem with smoke, a larger business comprising a number of such units might possibly come into the area at some future time. However, it was pointed out that the larger volume of smoke from a larger operation would be controlled by the "Smoke arrester clause" contained in the revised paragraph.

In further discussion it was noted that the meaning of the ordinance would be more clear if the actual volume (500 cu. ft.) were used in the wording instead of the term "cage" which is the term used in meat processing.

RECOMMEND MODIFICATION OF 5.7 USAGE

The following motion was made by Mr. Hadden:

The Planning Commission recommends to the City Council that the text of the Zoning Ordinance be amended as pertains to the 5.7 commercial use category to read as follows:

5.7 Service Business, unlimited...consists of animal hospitals, kennels, auction houses, frozen food lockers, glass fabrication and installation, commercial laundries, public garages, bus and taxi service building, roofing shops, sign painting shops, carpet cleaning establishments, and commercial meat processing establishments excluding slaughtering. Commercial meat processing establishments having a total smoke house capacity of over 500 cu. ft. must provide smoke elimination equipment such as stack afterburners or other means of smoke control meeting the approval of the City Building Inspector. (See performance standards in Supplementary Regulations). Motion was seconded and carried.
Meeting Adjourned.