

GRAND JUNCTION PLANNING COMMISSION
June 9, 2015 MINUTES
6:00 p.m. to 6:05 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Commissioner Bill Wade. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, Keith Ehlers, George Gatseos, and Steve Tolle.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), Senta Costello (Senior Planner), Scott Peterson (Senior Planner), Brian Rusche, (Senior Planner), and Dave Thornton (Principal Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 18 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the May 12, 2015 Planning Commission Meeting.

2. Hutto-Panorama Zone of Annexation [File #ANX-2014-308]

A request to zone approximately 7.921 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Action: Recommendation to City Council

Applicant: City of Grand Junction

Location: Approximately 676 Peony Drive

Staff presentation: Brian Rusche, Senior Planner

3. Rodgers Zone of Annexation [File #ANX-2014-474]

A request to zone 1.924 acres from County RSF-4 (Residential Single-Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Richard and Melinda Tope
Location: 2075 South Broadway
Staff presentation: Brian Rusche, Senior Planner

*****INDIVIDUAL CONSIDERATION*****

4. Zoning and Development Code Amendments [File # ZCA-2015-11]

A request to change side and rear yard setbacks in the CSR, MU, BP I-O and I-1 zone districts and eliminate maximum building sizes (and correspondingly the CUP requirement for buildings exceeding the maximum) in the C-1, C-2, CSR, MU, BP, I-O and I-1 zone districts.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: 250 N. 5th Street
Staff presentation: Dave Thornton, Principal Planner

5. Cray Valley Conditional Use Permit (CUP) [File # CUP-2015-62]

A request for a Conditional Use Permit to construct a storage building along with two outside industrial tank areas for flammable materials storage on 3.53 +/- acres in an I-2 (General Industrial) zone district.

Action: Approval or denial of CUP

Applicant: Ricon Resin, Inc.
Location: 561 24 ¼ Road
Staff presentation: Scott Peterson, Senior Planner

6. Verizon Wireless Telecommunications Tower - CUP [File #CUP-2015-191]

A request for a Conditional Use Permit for a new 60' monopole telecommunication tower.

Action: Approval or denial of CUP

Applicant: Verizon Wireless

Location: 2115 Grand Avenue
Staff presentation: Senta Costello, Senior Planner

Commissioner Toole explained that due to the fact that the Planning Commission Chairperson and Deputy are not present, Commissioner Wade will sit in as Chairman.

Commissioner Wade briefly explained that the items for consent agenda are deemed to be non-controversial in nature and are typically approved in a single motion. Commissioner Wade further explained that if a Planning Commissioner or member of the Public wishes, they may request that an item be removed from the Consent Agenda for further consideration.

MOTION: (Commissioner Gaseos) “Mr. Chairman, I move that we move the Zoning and Development Code Amendments, the Cray Valley Conditional Use Permit and the Verizon Wireless Telecommunications Tower – CUP to the Consent Agenda.

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

Commissioner Wade briefly explained the items on the revised Consent Agenda and asked if any of the Commissioners or members of the Public wished to move any of the items from the Consent Agenda back to the Public Agenda for individual consideration. With no one present requesting items to be put back on the Public Agenda, Commissioner Wade asked for a motion.

MOTION: (Commissioner Buschhorn) “Commissioner, I move that we approve the Consent Agenda as read with the additional three items.”

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

7. Nonscheduled Citizens and/or Visitors

None

8. Other Business

None

9. Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:05 p.m.