

C
GRAND JUNCTION PLANNING COMMISSION
July 24, 2018 MINUTES
6:00 p.m. to 6:25 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, Andrew Teske, Steve Tolle and Bill Wade.

Also present were Community Development Department—Tamra Allen, (Community Development Director), Kristen Ashbeck (Senior Planner) and Lori Bowers (Senior Planner).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 5 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the June 26th 2018

Chairman Reece asked for a motion to approve the minutes.

Commissioner Wade moved to approve the minutes as written.

Commissioner Teske seconded the motion. The motion passed unanimously by a vote of 7-0.

Chairman Reece explained that there is an item on the Agenda that has been withdrawn and rescheduled for a September 11, 2018 public hearing with the Planning Commission. The project is the Mosaic Planned Development, Zoning, Zone of Annexation, Comprehensive Plan Amendment and Plat Vacation.

Chairman Reece made clear the purpose of the meeting and outlined the order of the public hearing.

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

1. Monument Waste Easement Vacation FILE # VAC-2018-188

Consider a request for the vacation of an ingress, egress and utility easement.

The applicant, Monument Waste – Dan Kirkpatrick was present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Ashbeck replied in the affirmative.

Staff Presentation

Kristen Ashbeck (Senior Planner) stated that this request is to vacate an easement on the property located at 2410 Blue Heron Road. Ms. Ashbeck clarified that this does not include an ingress/egress easement as included on the agenda and previously stated. Staff presented the Applicant and the recommendation for approval.

Applicants Presentation

The applicant is Dan Kirkpatrick for Monument Waste. The Applicant was present and stated he did not have additional comments.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Commissioner Discussion

Commissioner Gatseos noted that he agreed with the staff report.

Motion and Vote

Commissioner Wade moved to recommend approval to City Council.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 7-0.

2. TJ Cruisers Conditional Use Permit

FILE # RZN-2018-273

Consider a request for a Conditional Use Permit to allow a tavern with greater than 25% gross sales of alcohol on 2.349474 acres in a C-1 (Light Commercial) zone district.

The applicants, Tiara Knoblich and James Hadrath were present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Bowers replied in the affirmative.

Staff Presentation

Ms. Bowers stated that the request is to consider a request for a Conditional Use Permit to allow a tavern with greater than 25% gross sales of alcohol on 2.349474 acres in a C-1 (Light Commercial) zone district located at 2692 Highway 50, Units O, Q, and S. The applicants are Tiara Knoblich and James Hadrath.

Questions for Staff

Ms. Bowers addressed a question from the Planning Commission regarding the location

of the neighboring restaurants and if they had liquor licenses.

Applicants Presentation

One of the Applicants, James Hadrath was present and gave a brief background of the request.

Public Comment

Chairman Reese opened the public hearing for public comment. No comment was received.

Commissioner Discussion

Commissioner Wade stated he supported the economic development that this business can bring to Orchard Mesa.

Motion and Vote

Commissioner Gatseos moved to recommend approval.

Commissioner Deppe seconded the motion. The motion passed by a vote of 7-0.

Other Business

None

Adjournment

The meeting was adjourned at 6:25 PM