

GRAND JUNCTION PLANNING COMMISSION
November 13, 2018 MINUTES
6:00 p.m. to 7:39 p.m.

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

Those present were Planning Commissioners; Bill Wade, Andrew Teske, Steve Tolle, and Kathy Deppe.

Also present were Community Development Department–Kathy Portner, (Community Development Manager), David Thornton, (Principal Planner), Andrew Gingerich, Associate Planner.

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 10 citizens in attendance during the hearing.

1. Minutes of Previous Meetings

Action: Approve the minutes from the September 25th, 2018

Vice-Chairman Wade asked for a motion to approve the minutes.

Commissioner Teske moved to approve the minutes as written.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 4-0.

Vice-Chairman Wade made clear the purpose of the meeting and outlined the order of the public hearing.

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

2. Foam and Folly Conditional Use Permit FILE # CUP-2018-456

Consider a request for a Conditional Use Permit (CUP) to allow a microbrewery and taproom on .12 acres in a B-2 (Downtown Business) zone district.

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|---------------------|-----------------------|
| <i>Action:</i> | <i>Final Decision</i> |
| Applicant: | Jeff Reid |
| Location: | 330 S 2ND ST |
| Staff Presentation: | Andrew Gingerich |

The applicant, Jeff Reid, was present.

Vice-Chairman Wade began by asking if the required public notice was given pursuant to the City's noticing requirements. Mr. Gingerich replied in the affirmative.

Staff Presentation

Andrew Gingerich (Associate Planner) stated that this request is to consider a Conditional Use Permit (CUP) to allow a microbrewery and taproom on .12 acres in a B-2 (Downtown Business) zone district.

A brief recess was taken. The meeting then resumed.

Mr. Gingerich continued with a PowerPoint presentation.

Questions for Staff

Mr. Gingerich answered a question about the parking requirements.

Applicants Presentation

The applicants, Jeff Reid, (Applicant/Owner) stated he feels the staff presentation was good and he and Eric Kraai, (Kraai Designs) were available to answer any questions.

Public Comment

Vice-Chairman Wade opened the public hearing for public comment. With no citizens stepping forward to comment, Vice-Chairman Wade closed the Public Comment period.

Commissioner Discussion

Commissioner Teske, Tolle, Deppe and Wade all agreed that they feel this project has met all of the criteria of the code.

Motion and Vote

Commissioner Teske moved to approve the CUP.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 4-0.

3. Frog Pond Zone of Annexation and Outline Development Plan

FILE # ANX-2018-349 / PLD-2018-350

Consider a request of an Outline Development Plan (ODP) and zone of annexation to Planned Development (PD) with R-5 (Residential, 5 du/ac) and CSR (Community Services and Recreation) default zone districts for Frog Pond.

Action: Recommendation to City Council

Applicant: Frog Pond LLC - Kevin Bray
Location: 2501 MONUMENT RD
Staff Presentation: Kathy Portner

Vice-Chairman Wade began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Portner replied in the affirmative.

Ms. Portner stated that the applicant would like to address the Planning Commission.

The Applicant, Kevin Bray, (Frog Pond LLC, Owner) asked for clarification of the voting procedures due to the fact that there are just four Planning Commissioners present and he would have to have all four votes to get a favorable recommendation to City Council. Ms. Beard explained the voting procedures and options to proceed or ask for a continuance.

Staff Presentation

Kathy Portner (Community Development Manager) stated that this request is to consider a request of an Outline Development Plan (ODP) and zone of annexation to Planned Development (PD) with R-5 (Residential, 5 du/ac) and CSR (Community Services and Recreation) default zone districts for the Frog Pond development on 3.5 acres. Ms. Portner continued with a PowerPoint presentation.

Applicants Presentation

The Applicant, Kevin Bray, (Frog Pond LLC, Owner) stated his project team is present. Mr. Bray continued with a PowerPoint presentation. Mr. Bray introduced Ted Ciavonne, (Ciavonne, Roberts and Associates). Mr. Ciavonne continued with a PowerPoint presentation.

Public Comment

Vice-Chairman Wade opened the public hearing for public comment. Lois McClure expressed her concerns.

Applicants Rebuttal

Mr. Bray stated that the drainage is not part of the criteria of his request and will be addressed later in the development process.

Questions for Staff

Ms. Portner answered questions about the default zoning and the study that was done regarding sufficient right-of-way to allow for a turn lane.

Commissioner Discussion

Commissioner Deppe expressed concern regarding the potential of flooding, but acknowledged that it is not part of the criteria of the application. Commissioners Tolle and Teske and Wade expressed concerns about the bulk standards and commercial development.

Motion and Vote

Commissioner Deppe moved to recommend approval to City Council.

Commissioner Tolle seconded the motion. The motion passed unanimously by a vote of 4-0.

Other Business

David Thornton reminded the Commission that the two workshops and meetings in October have been cancelled.

Adjournment

The meeting was adjourned at 7:39 PM.