

**GRAND JUNCTION PLANNING COMMISSION
MAY 22, 2012 MINUTES
6:00 p.m. to 6:08 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the Mesa County Public Hearing Room.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Ebe Eslami, Lyn Benoit, Gregory Williams, Loren Couch (Alternate) and Jon Buschhorn. Commissioners Pat Carlow and Keith Leonard were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Senta Costello (Senior Planner) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Greg Moberg (Planning Supervisor) was present to record the minutes.

There were no interested citizens present during the course of the hearing.

Announcements, Presentations and/or Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the March 27 and April 10, 2012 regular meetings.

2. Fuoco Waterline Easement Vacation – Vacation of Easement

Request a recommendation of approval to City Council to vacate a portion of a 15' public water line easement.

FILE #: VAC-2012-272

PETITIONER: Bob Fuoco – Fuoco Investments LLC

LOCATION: 2582 Highway 6 and 50

STAFF: Senta Costello

3. Raser Special Permit – Special Permit – **MOVED FROM PUBLIC HEARING ITEMS TO THE CONSENT AGENDA**

Request a recommendation of approval to City Council for a special permit on 0.527 acres in a C-2 (General Commercial) zone district.

FILE #: SPT-2012-265

PETITIONER: Joan Raser - Joan Raser LLC

LOCATION: 2476 and 2476 1/2 West Independent Avenue
STAFF: Brian Rusche

4. Text Amendments to Sections 21.01.030, 21.02.070, 21.04.010, 21.04.020, 21.10.020 – Zoning Code Amendment – MOVED FROM PUBLIC HEARING ITEMS TO THE CONSENT AGENDA

Request a recommendation of approval to City Council for a text amendment to Section 21.01.030, Application; Section 21.02.070(e), Change of Use Permit; Section 21.04.010(a), Use Categories and Principal Uses; and Section 21.10.020, Terms Defined – Change in Use – Principal Use.

FILE #: ZCA-2012-249
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. Lisa Cox, Planning Manager, requested that Item 3, Raser Special Permit and Item 4, proposed Text Amendments, be moved to the Consent Agenda. Jamie Beard, Assistant City Attorney, advised that a motion would not be needed to move Items 3 and 4 to the Consent Agenda as long as there was no objection from the audience or the Commissioners. After discussion, there were no objections or comments received from the audience or Planning Commissioners on the Consent Agenda items.

MOTION: (Commissioner Pavelka) “I move we approve the Consent Agenda as read with Items 1, 2, 3 and 4.”

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

Public Hearing Items

3. Raser Special Permit – Special Permit – MOVED TO CONSENT AGENDA

4. Area 1 Rezone – Rezone – MOVED TO CONSENT AGENDA

General Discussion/Other Business

Lisa Cox, Planning Manager, mentioned that the annual Planning Commissioner and Zoning Board of Appeals training was scheduled for Wednesday, June 6th and would be held at the Stocker Stadium Hospitality Suite. The next Planning Commission workshop was scheduled for Thursday, June 7th.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:08 p.m.