

**GRAND JUNCTION PLANNING COMMISSION
JUNE 12, 2012 MINUTES
6:00 p.m. to 6:03 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), Pat Carlow, Ebe Eslami, Lyn Benoit, Loren Couch (Alternate) and Jon Buschhorn (Alternate). Commissioners Lyn Benoit and Keith Leonard were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Greg Moberg (Planning Supervisor).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There was 1 interested citizen present during the course of the hearing.

Announcements, Presentations and/or Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. Summer Hill Subdivision Amendment – Planned Development – Amendment

Request a recommendation of approval to City Council to amend the existing (PD, Planned Development Ordinance and Preliminary Plan for Summer Hill Filing 6 and Future Filings to modify the minimum side yard building setback requirement from 7' to 5' for principal structures, to change the maximum lot coverage from 50% to 70% and to clarify the bulk requirements and allowed housing types. Request is also to approve a phasing plan of up to 6 years or until 2018 in order to obtain approval for Future Filings 7 & 8.

FILE #: PLD-2012-247

PETITIONER: Kevin Bray – Paradise Hills Properties

LOCATION: Summer Hill Court

STAFF: Scott Peterson

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. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda items.

MOTION: (Commissioner Pavelka) “I move we approve the Consent Agenda as read.”

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

Public Hearing Items

None.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:03 p.m.