

**GRAND JUNCTION PLANNING COMMISSION  
SEPTEMBER 25, 2012 MINUTES  
6:00 p.m. to 6:05 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 City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Keith Leonard and Loren Couch. Commissioner Greg Williams was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Supervisor), Senta Costello (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 2 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 July 24 and August 14, 2012 regular meetings.

**2. 2674 Patterson Rezone - Rezone**

Request a recommendation of approval to City Council to rezone 0.634 acres from an R-4 (Residential 4 du/ac) to an R-O (Residential Office) zone district.

**FILE #:** RZN-2012-408

**APPLICANT:** Jephtha Sheene – Hyre Heights LLC

**LOCATION:** 2674 Patterson Road

**STAFF:** Senta Costello

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. Commissioner Leonard said that he had a question regarding the Planner's report. Jamie Beard, Assistant City Attorney, clarified that if the question was merely to clarify something, then a full hearing would likely not be required. Commissioner Leonard pointed out that a neighbor had sent in some questions and concerns in an e-mail; however, the e-mail was not attached to report. Senta Costello, Senior Planner, apologized that the e-mail had been inadvertently left out. She added that the concerns

raised by Mr. Lambert were with the potential use of the property and stated that she had discussed the potential uses with him in detail, after which he still had the concerns with those uses. Commissioner Leonard pointed out that as he was not present for the hearing this evening, he wasn't too concerned. Chairman Wall asked Commissioner Leonard if he was comfortable with proceeding to which Commissioner Leonard confirmed that he was. Ms. Costello will provide the e-mail to the Commissioners. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on either of 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.

**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 6:05 p.m.