

GRAND JUNCTION PLANNING COMMISSION
August 27, 2019 MINUTES
6:00 p.m.

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

Those present were Planning Commissioners; Chairman Christian Reece, Vice Chairman Bill Wade, George Gatseos, Kathy Deppe, Keith Ehlers, Sam Susuras, Andrew Teske, and Ken Scissors as an alternate.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Dave Thornton (Principal Planner), Kristen Ashbeck (Principal Planner), Rick Dorris (Development Engineer), Senta Costello (Associate Planner), and Jace Hochwalt, (Associate Planner).

There were approximately 54 citizens in the audience.

1. Meeting of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the July 23, 2019 meeting.

Commissioner Wade moved to approve the minutes as written. Commissioner Susuras seconded the motion.

The motion carried unanimously by a vote of 7-0.

2. Burkey Property Comprehensive Plan Amendment and Rezone

File# CPA-2019-433. RZN-2019-432

Consider a request by the City of Grand Junction for 1) a Comprehensive Plan Amendment from Park to Residential Medium, retaining the Mixed Use Corridor Designation along Patterson Road; and 2) Rezone from CSR (Community Services and Recreation) to R-8 (Residential Medium) and MXOC (Mixed Use Opportunity Corridor) on two properties that total 18.433 acres located at 2980 and 2982 Patterson Road currently known as the undeveloped Burkey Park land.

Staff Presentation

Kristen Ashbeck, Principal Planner, introduced exhibits into the record and presented a PowerPoint regarding the request.

Questions for Staff

Commissioner Deppe asked questions regarding Land Use designations, zone districts, density, the applicable annexation zone, and bulk standards.

Commissioner Ehlers asked a question regarding allowed uses in the R-8 zone district.

Public Comment

The following spoke against the request: Eric Farslow, Dusty Nielson, Mary Combs, Cindy Downs, Matthew Brock, Kevin Carson, William Springer, Rusty Ratzloff, Rachel Talley, Weston Witt, Darryn Jowers, Derrick Jowers, Anita Maxell, Bobbette Warrick, and Ken McLaughlin.

Robert Burkey made a comment in favor of the request.

Discussion

Rezone discussion included the legal history of the Burkey Deed, requirements of green space in the R-8 (Residential 8 dwelling units per acre) and PD (Planned Development) zone districts, the definition of rooming/boarding house, traffic studies on the property, and density.

Commissioner Deppe made a comment in opposition of the request.

Commissioners Gatseos, Wade and Scissors made a comment in support of the request for the Comprehensive Plan Amendment and in opposition for the Rezone request as it stands at R-8.

Commissioners Susuras and Ehlers made comments in favor of the request.

Motion and Vote

Commissioner Susuras made the following motion: "Madam Chairman, on the Comprehensive Plan Amendment request CPA-2019-433 and the Rezone request RZN-2019-432, concerning a total 18.433 acres located at 2980 and 2982 Patterson Road, I move that the Planning Commission recommended approval of the actions to:

1. amend the Comprehensive Plan from a designation of Park to a designation of Residential Medium, retaining the Mixed Use Corridor designation along Patterson Road; and
2. rezone a total of 18.433 acres located at 2980 and 2982 Patterson Road currently zoned Community Services and Recreation (CSR) to Residential 8 units per acre (R-8, 14.433 acres) and MXOC (Mixed Use Opportunity Corridor, 4 acres)."

Commissioner Ehlers seconded the motion. Motion failed with Commissioners Deppe, Scissors, Wade, and Gatseos voting NO.

Commissioner Gatseos moved to forward a recommendation of approval on the Comprehensive Plan Amendment request CPA-2019-433, concerning a total 18.433 acres located at 2980 and 2982 Patterson Road, to amend the Comprehensive Plan from a designation of Residential Medium, retaining the Mixed Use Corridor designation along Patterson Road. Commissioner Wade seconded the motion. Motion carried with Commissioner Deppe voting NO.

Commissioner Wade moved to forward a recommendation of approval on the Rezone request RZN-2019-432 for the properties located at 2980 and 2982 Patterson Road currently zoned Community Services and Recreation (CSR) to Residential 8 units per acre (R-8, 14.433 acres). Commissioner Susuras seconded the motion. Motion failed with Commissioners Deppe, Scissors, Wade, and Gatseos voting NO.

Commissioner Ehlers moved to retain and forward a recommendation of approval on the portion of the Rezone request RZN-2019-432 for the properties located at 2980 and 2982 Patterson Road currently zoned Community Services and Recreation (CSR) to MXOC (Mixed Use Opportunity Corridor, 4 acres). Commissioner Wade seconded the motion. Motion carried with Commissioners Deppe and Scissors voting NO.

Commissioners took a break at 7:47.

The meeting resumed at 7:57.

3. Chase Bank Variance File# VAR-2019-437

Consider a request by 660 Rood Avenue, LLC for approval of an exemption to the two-story height requirement for a proposed one-story bank building situated within the Greater Downtown Core Central Business District Overlay at 660 Rood Avenue.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced exhibits into the record and gave a presentation regarding the request for exemption to the two-story height requirement for the property located at 660 Rood Avenue in a B-2 (Downtown Business) zone district.

Applicant's Presentation

Mike Foster, representing 660 Rood Avenue, LLC, was present and made a comment regarding the proposed request for a request on a height exemption.

Adam Cyrus, APMI, representing Chase Bank, gave a presentation regarding the objective of the project and Chase Bank's intent.

Public Comment

The following spoke in support of the request: Mark Austin, Brandon Stam, Erik Cornelison, Erik Cornelison on behalf of Matt Clark, David Hoerkamp, Christi Reece, Diane Schwenke, and Greg Motz.

Aaron Young made comments both in opposition and support of the request.

Discussion

Discussion included Zoning Code text clarification.

Motion and Vote

Commissioner Susuras made the following motion: "Madam Chairman, on the request for a height exemption, VAR-2019-437, I move to approve the two-story height exemption request as proposed." Commissioner Deppe seconded the motion.

Exemption discussion included Zoning Code text clarification and requirements.

Commissioner Teske made a comment in opposition of the request.

Commissioners Ehlers, Gatseos, Susuras, and Wade made comments in support of the request.

Motion carried with Commissioner Teske voting NO.

4. Monumental Beer Works Conditional Use Permit File# CUP-2019-401

Consider a request by Monumental Beer Works, LLC for a Conditional Use Permit (CUP) for the property located 2575 Highway 6 & 50 #C to allow a microbrewery and taproom which is categorized as a bar/nightclub use.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced the exhibits to the record and presented a PowerPoint detailing the property and the request for a Conditional Use Permit for Monumental Beer Works.

Mr. Hochwalt and Staff found the application has satisfied the criteria for general approval and has demonstrated compliance with the criteria for a Conditional Use Permit with the condition of approval upon the Applicant obtaining an Access Permit from the Colorado Department of Transportation.

Applicant's Presentation

Brian Fischer, Applicant, was present and made a comment regarding the Applicant's coordination with the Colorado Department of Transportation.

Commissioner Susuras asked the Applicant a question regarding the number of employees this business will hire.

Public Comment

Nick Westfall spoke in support of the request.

Motion and Vote

Commissioner Wade made the following motion: "Madam Chairman, on the application for a Conditional Use Permit for the Monumental Beer Works located at 2575 Highway 6 & 50 #C, CUP-2019-401, I move that the Planning Commission recommend conditional approval with the findings of fact and condition as listed in the staff report." Commissioner Susuras seconded the motion.

The motion carried unanimously by a vote of 7-0.

5. POD 5 of "The Community" File# PLD-2019-328

Consider a request by Club Deal 127 Merk Grand Junction LP to rezone from Mixed Use (MU) to Planned Development (PD) and approve an Outline Development Plan (ODP) for approximately 39.25 acres at 2372 G Road.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and presented a PowerPoint regarding the request for rezone and approval of an Outline Development Plan for the property at 2372 G Road.

Discussion

Discussion included allowable uses within the proposed Planned Development (PD), maximum density, buffering and the cohesiveness of residential and heavier commercial, industrial uses in the area.

Applicant's Presentation

Ted Ciavonne, representing the Applicant, was present and made comments explaining the project's history and scope.

Public Comment

Joe Coleman, representing the Landers Group, spoke in support of the request.

Discussion

Commissioners Reece and Ehlers spoke in support of the proposal.

Motion and Vote

Commissioner Susuras made the following motion: “Madam Chairman, on the request to rezone from Mixed Use (MU) to Planned Development (PD) and approve an Outline Development Plan (ODP) for approximately 39.25 acres as presented in file PLD-2019-328, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.” Commissioner Gatseos seconded the motion.

The motion carried unanimously by a vote of 7-0.

6. Code Text Amendments File# ZCA-2019-421

Commissioner Wade moved to postpone the next item on the agenda concerning Code Text Amendments to a later date. Commissioner Deppe seconded the motion.

The motion carried unanimously by a vote of 7-0.

7. Other Business

None.

8. Adjournment

The meeting was adjourned at 10:06pm.