

GRAND JUNCTION PLANNING COMMISSION
June 9, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:03 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, Bill Wade, George Gatseos, Keith Ehlers, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Landon Hawes (Senior Planner), and Jace Hochwalt (Associate Planner).

There were approximately 6 members of the public in attendance.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda Item #1. Commissioner Reece seconded the motion. The motion carried unanimously 7-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the May 26, 2020 meeting.

REGULAR AGENDA

2. Caleb Street Rezone **File # RZN-2020-117**
[Agenda item can be viewed at 05:00](#)

Consider a Request by Property Owners of the Arcadia North Subdivision to Rezone the Arcadia North Subdivision (10 Parcels) from R-4 (Residential, 4 Units/Acre) to R-5 (Residential, 5.5 Units/Acre) Located at 700 - 709 Caleb Street.

Staff Presentation

Jace Hochwalt, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked staff a question regarding the applicants who have signed the application submittal.

Commissioner Reece asked a question regarding the purpose behind this request.

Applicant's Presentation

Kim Kerk, representing the Applicant, gave a presentation regarding the request.

Questions for Applicant

Commissioner Gatseos asked a question regarding the criteria for rezone.

Commissioner Wade made a comment regarding the criteria for rezone.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, June 2, 2020 via www.GJSpeaks.org. Option for public comment via voicemail was also available starting Tuesday, June 2, 2020 as described on the meeting notice as well as the agenda.

Ms. Laura Rhodes (707 Caleb Street) and Jana Franklin (703 Caleb Street) made comments in support of the request.

The public hearing was closed at 6:35 p.m. on June 9, 2020.

Discussion

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

Motion and Vote

Commissioner Susuras made the following motion, "Chairman, on the Rezone request RZN-2020-117, I move that the Planning Commission forward a recommendation of approval for the rezone of the Arcadia North Subdivision from an R-4 (Residential, 4 units/acre) zone district to an R-5 (Residential, 5.5 units/acre) zone district, with the findings of fact listed in the staff report."

Commissioner Wade seconded the motion. The motion carried 7-0.

3. Zoning Code Amendment – Mini-Warehouse Design Standards File # ZCA-2020-175 **[Agenda item can be viewed at 36:28](#)**

Consider a request by the City of Grand Junction to amend Title 21 of the Grand Junction Municipal Code regarding use specific standards for Mini-Warehouses.

Staff Presentation

Landon Hawes, Senior Planner, introduced exhibits into the record and provided a brief summary of the pre-recorded presentation available at www.GJSpeaks.org.

Questions for Staff

There was discussion regarding the square footage maximum for the proposed mini-warehouse standards.

Motion and Vote

Commissioner Ehlers made the following motion, "Mr. Chairman, on the amendment to Title 21, City file number ZCA-2020-175, I move that the Planning Commission continue this item to the July 28th meeting."

Commissioner Reece seconded the motion. The motion carried 7-0.

4. Other Business

None.

5. Adjournment

Commissioner Wade moved to adjourn the meeting. Commissioner Reece seconded the motion. The meeting adjourned at 7:13 p.m.