

GRAND JUNCTION PLANNING COMMISSION
December 12, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:51 p.m. by Commissioner Scissors.

Those present were Planning Commissioners; Shanon Secrest, Melanie Duyvejonck, Sandra Weckerly, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Dani Stine (Senior Planner), Dave Thornton (Principal Planner), Kris Ashbeck (Principal Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 25 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from November 28, 2023.

2. Lowell Village Townhomes Extension

SUB-2019-687

Consider a Request by Downtown Grand Junction REgeneration LLC to Extend for Two Years until November 12, 2025 the Conditional Administrative Approval to Record the Plat for Lowell Village Phase 2, 32 Lots on 1.63 acres in an B-2 (Downtown Business) zone district.

REGULAR AGENDA

1. Recla Metals CUP

CUP-2023-47

Consider a request for a Conditional Use Permit (CUP) for a metal recycling facility and manufacturing facility, with a wholesale retail portion on a 9.11-acre property located at 479 30 Road in a I-1 (Light Industrial) zone district.

Staff Presentation

Dani Stine, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Jeffery Fleming with Colorado Land Advisor Ltd was present and available for questions.

Questions for staff

Commissioner Ehlers asked if 6 foot was the max height materials could be stacked.

Commissioner Weckerly asked if the refuse materials bound for the landfill would ever be left in the front of the property while awaiting haul-away.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, December 5, 2023, via www.GJSpeaks.org.

There were no comments from the public or from online attendees.

The public comment period was closed at 6:25 p.m. on December 12, 2023.

Discussion

Commissioner Weckerly asked if there would be any enforcement to ensure that the site didn't end up looking like a junk yard.

Motion and Vote

Commissioner Secrest made the following motion "Mr. Chairman, on the Recla Metals request for a Conditional Use Permit, file number CUP-2023-47, I move that the Planning Commission approve the Conditional Use Permit for Recla Metals with the Findings of Fact listed in the staff report."

Commissioner Weckerly seconded; motion passed 5-0.

2. LDG Multi-Family Rezone **RZN-2023-681**

Consider a request by Applewood South LLC to rezone 6.78 acres from R-4 (Residential – 4 du/ac) to R-12 (Residential – 12 du/ac) and a request by Ken Co LLC to rezone 7.11 acres from R-4 (Residential – 4 du/ac) to R-24 (Residential – 24 du/ac).

This application was withdrawn by the applicant.

3. Vista 5 LLP Rezone **RZN-2023-555**

Consider a request by Vista 5, LLP to rezone 17.37 acres from R-1 (Residential – 1 du/ac) to R-5 (Residential – 5.5 du/ac) located at 2428 H Road.

The applicant requested a continuance of this item.

Motion and Vote

Commissioner Secrest made the following motion "I would like to make a motion to grant the request for a continuance."

Commissioner Duyvejonck seconded; motion passed 4-0.

OTHER BUSINESS

ADJOURNMENT

Commissioner Secrest moved to adjourn the meeting.

The vote to adjourn was 5-0.

The meeting adjourned at 6:31 p.m.