

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

March 22, 2022

1. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Chelsie Romulo

3. Approval of Agenda

Becky Safarik, Interim Community Development Director, pointed out a minor correction to the address for Item 6 on the agenda. Commissioner Franzen moved to accept the agenda as corrected. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

4. Approval of March 8, 2022 Minutes

Commissioner Franzen moved to approve the minutes dated March 8, 2022. Commissioner Briscoe seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

5. Appointment of Liaison to Arts Commission

Ms. Safarik described the purpose and function of the Arts Commission. She advised that two other City boards each have a member who serves on the Arts Commission. Commissioner Carlson advised that he could attend most meetings but would sometimes have a conflict and asked whether that would create a problem. There was discussion about the possibility of appointing an alternate and Commissioner Modlin agreed to serve in that capacity. Commissioner Franzen moved to appoint Commissioner Carlson to serve as the primary Planning Commission liaison to the Arts Commission with Commissioner Modlin as an alternate. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

6. Public hearing to consider a request to rezone approximately 82.62 acres of land located at 15756 County Road 66 from I-M (Industrial Medium Intensity) to R-E (Residential Estate) and I-M (Project No. ZON2021-0015)

Darrell Gesick addressed the Commission. The item was on the expedited agenda and a full presentation was not provided. Mr. Gesick offered to answer questions. Commissioner Schulte noted that the proposal includes residential zoning next to industrial and asked about the long-term plan in the event a different industrial user acquires the adjacent parcel in the future. Mr. Gesick advised that for planning purposes, if an application for another use is submitted, appropriate buffering would be required as part of the application and review process. He provided a brief history of zoning in the area. Upon question by Commissioner Franzen, Mr. Gesick reported that there is a one-year period before any future rezone could be considered. Upon question by Commissioner Modlin, Mr. Gesick confirmed that a nearby parcel is zoned Residential Estate, adding that there is also Residential Low Density and Residential Medium Density to the north.

The applicant did not address the Commission.

Chair Yeater opened the public hearing at 1:24 p.m. There being no comments, the public hearing was closed at 1:24 p.m.

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from I-M (Industrial Medium Intensity) zone district to the R-E (Residential Estate) and I-M (Industrial Medium Intensity) zone district meets 1998 Development Code Section 24-625(c)(3) a, b, f, g and h; and, therefore, recommend approval of the rezone to City Council. Commissioner Franzen seconded the motion.

Commissioner Franzen stated that the rezone request makes sense. Commissioner Schulte agreed and added that it seems to be part of a larger trend in the area.

Motion carried 6-0. (Commissioner Romulo was absent.)

7. Staff Report

Mike Garrott, Planning Manager, pointed out the Commercial & Residential Construction Activity Reports in the packet and briefly described the projects going through various stages of the process. He added that a building construction report with permit and construction information will also be provided in future packets. Mr. Garrott responded to questions by commissioners.

Ms. Safarik shared that the annual Boards and Commissions Reception would take place next Thursday and invited interested commissioners to attend.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:34 p.m.

9. Workshop – Annual Growth and Projection Report

Justin Yeater, Chair

Becky Safarik, Secretary

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