

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
March 28, 2023

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Commissioner Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

None Absent

3. Approval of Agenda

Don Threewitt notified the commissioner and audience that item 6 has been withdrawn by the applicant.

4. Approval of January 24, 2023 Minutes

Commissioner Andersen moved to approve the minutes dated January 24, 2023, Commissioner Briscoe seconded the motion.

Motion carried 7-0.

5. Public hearing consider a request from Emily Tarantini on behalf of Abel Cisneros-Castillo, to rezone approximately 2.54 acres of land located at the northwest corner of 31st Avenue at 29th Street from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity) zoning district.

Chair Yeater began by stating that it was an expedited item, routine in nature and fully detailed in the reports provided. Therefore, suspending staff summary presentations unless requested by the commission or members of the public in attendance at the meeting. He continued with further introducing the item as listed on the agenda.

Caleb Jackson (Planner III) began with reiterating that the application is on the expedited agenda but could proceed with the presentation if requested and the applicant was also present if anyone would like to address them. Chair Yeater verified that the presentation was not requested and opened the public hearing at 1:19 p.m. Seeing none, Chair Yeater closed the public hearing at 1:20 p.m.

Commissioner Andersen moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-H (Commercial High Intensity)

Zone District to the I-L (Industrial Low Intensity) Zone District meets the Development Code criteria, Section 24-204, and therefore, recommends approval of the rezone to the City Council. Commissioner Schulte seconded the motion.

Motion Carried 7-0

6. Removed during approval of agenda- Applicant placed application on hold.

7. Staff Report

Don Threewitt (Interim Chief Planner) started with sharing that the Annual Growth and Development Report was in the packet and available online for anyone who would like to review it, as it provides great information and forecasts. Over the next year, information from the report will be put into an online dashboard that will be create a process that is ongoing and continually updated. Mr. Threewitt asked for any questions regarding the Annual Growth and Development Report. Commissioner Briscoe asked if anything in the report stands out to Mr. Threewitt that would benefit the commission. Mr. Threewitt indicated that items from the last year that stood out include the volume of permits issued, regional growth in multi-Family projects, and the population growth. Chair Yeater asked about the building inspection division and construction activity comparison analysis, having found that the supporting documents reference February rather than January, and he was looking to better understand the specific dollar amount differences and if they consolidated into single projects or multiple projects. Mr. Threewitt replied by offering to look further into matter and report back to the commission in April. There were not any further questions regarding the Annual Growth and Development Report.

Mr. Threewitt introduced new staff members, Paulina Somosa Avalos (Planner I) and Doug May (Planner III in the long-range division).

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:22 PM.

Justin Yeater, Chair

Becky Safarik, Secretary