

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
October 11, 2022

1. Call to Order

Vice Chair Briscoe called the meeting to order at 1:16 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

ABSENT

None

3. Approval of Agenda

There were no corrections or additions to the agenda. It was approved as presented.

EXPEDITED AGENDA

- 4.** A public hearing to consider a request to rezone approximately 19.995 acres of land located west of 23rd Avenue and south of 29th Street from Commercial High Intensity (C-H) to Planned Unit Development (PUD) (Project No. ZON2022-0014)

Kendra Shirley, 1703 61st Avenue, Suite 101, thanked the Commission for considering their application and stated they were available for any questions.

Commissioner Andersen asked the Planning staff about why the proposed use is not included in a commercial high intensity zone district. Kristin Cote, Planner III, stated that the proposed use of the food and beverage - major, is typically only allowed in industrial zone districts. Therefore, a PUD was proposed to add this specific use instead of an industrial zoning that would allow a full range of uses.

Commissioner Anderson then asked if the use is considered as industrial. Ms. Cote said that was correct.

Commissioner Anderson further inquired if the use would be more for wholesale rather than retail sales. Ms. Cote said that this use would be geared more towards a large-scale butchering operation, describing the operation where the meat comes on site and is processed into products that are then shipped to distributors.

Mike Garrott, Planning Manager, clarified that the site is proposed to be more of an industrial operation versus something you would typically see in a grocery store, due to its scale and lack of a retail or commercial component.

Becky Safarik, Interim Community Development Director, said that another way to look at the use in commercial zones is that the butchering that occurs as part of a grocery store is incidental to the sale of the product.

Chair Yeater invited comment from the applicant, who indicated that they were available to answer questions. Chair Yeater then opened and closed the public hearing at 1:21 PM.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from Commercial High Density (C-H) to Planned Unit Development (PUD) is in compliance with Title 24-204(b) and therefore, recommends approval. Commissioner Schulte seconded the motion.

Motion carried 7-0.

5. A public hearing to consider a request to establish a PUD on approximately 19.995 acres of land located west of 23rd Avenue and south of 29th Street to establish the use of Manufacturing Food and Beverage – Major and Warehouse/Storage – Limited & General (Project No. PUD2022-0002)

Chair Yeater opened and closed the public hearing at 1:23 PM.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed Planned Unit Development (PUD) plan is in compliance with Title 24-205(c) and therefore, recommends approval. Commissioner Franzen seconded the motion.

Motion carried 7-0.

END OF EXPEDITED AGENDA

6. Staff Report

Ms. Safarik stated there were no items for the staff report.

7. Adjournment

With no further business before the Commission, Vice Chair Briscoe adjourned the meeting at 1:24 PM.

Justin Yeater, Chair

Becky Safarik, Secretary