



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, November 13, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:00 pm

ROLL CALL

Commissioners Abel, Bailey, Flores, Jeanneret, Urban, and Chair Grentz were all present.

Commissioner Campbell was absent and excused.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Flores and Seconded by Commissioner Jeanneret. The motion was passed 6/0.

APPROVAL OF MINUTES

A motion to approve September 25, 2024, Minutes was made by Commissioner Flores and Seconded by Commissioner Abel. The motion was passed 6/0.

PUBLIC COMMENTS - *Regarding items and issues not included as a Public Hearing on this Agenda (limited to 3 minutes each)*

No Public Comment was made.

NEW BUSINESS

1. Public Hearing – Consideration of Ordinance 2024-263, Adding Section 17-10-4 to the Town of Johnstown Land Use and Development Code concerning Natural Medicine Businesses.

Jeremy Gleim, the Planning Director, presented on the consideration of an ordinance regarding Natural Medicine Businesses. This proposal involves adding Section 17-10-4 to the Town of Johnstown Land Use and Development Code. He provided background information and history related to this code, explaining the agencies responsible for overseeing these businesses and the

The Community that Cares

types of treatments covered under the code. The industry addresses aspects of production, testing, and manufacturing.

Local government cannot prohibit these businesses, for example, through unreasonable ordinances that restrict the transportation of these medicines on public streets. Other municipalities have already adopted similar codes. The proposed ordinance would allow these businesses in the I-1 and I-2 Zones while prohibiting them in any Planned Unit Development (PUD) zones or residential areas.

Commissioner Abel inquired about hazardous materials mentioned in Section E of the code. Mr. Gleim responded that he would review the language again to ensure there is no conflict regarding what pertains to industrial zones and mentioned the possibility of adding a definition to clarify any confusion. He clarified that whatever the State requires, the Town of Johnstown will have to adopt.

Commissioner Jeanneret inquired whether the focus was on doctor's offices or actual manufacturing businesses, rather than for personal use at home. He asked what type of facilities would be responsible for storing this. In response, Mr. Gleim clarified that the law pertains to manufacturing and facilitators administering therapy sessions and does not include any retail storefronts.

Commissioner Bailey asked about the I-1 and I-2 Zones. Mr. Gliem answered that these zones are typical for municipalities and relate to Light Industrial and Heavy Industrial zoning district. The Town of Johnstown has both I-1 and I-2, which constitutes light industrial office and research and development laboratories (I-1), and gas and oil facilities, and large-scale manufacturing plants (I-2).

Commissioner Abel asked how one qualifies to be a facilitator. Mr. Gliem explained that facilitators must be certified by the State of Colorado to be able to administer natural medicine.

Mr. Gleim modified the recommendation slightly to capture the Commissioner's discussion, recommending that the Planning and Zoning Commission approve Ordinance of 2024-263, contingent upon a review of the language in Section E-3 of the proposed code amendment to ensure that the subject ordinance is not in conflict with other provisions in the Land Use and Development Code regarding Industrial zoning districts.

Chair Grentz made a motion to approve, seconded by Commissioner Baily. Motion passed 6/0.

DEPARTMENTAL REPORT

Mr. Gliem invited commissioners to the Open House for the Letford and Centennial Park Master Plan.

COMMISSIONER REPORTS AND COMMENTS

There were no reports from the commission.

ADJOURN

The meeting was adjourned at 6:35 by Chair Grentz.