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PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday May 28, 2025 at 6:00 PM

MINUTES

CALL TO ORDER

Chair Grentz called the meeting to order at 6:08 pm

ROLL CALL

Commissioners Abel, Baily, Campbell, Flores, and Chair Grentz were all present.

APPROVAL OF AGENDA

A motion was made to approve the Agenda by Commissioner Flores and Seconded by Commissioner Abel. The motion was passed 5/0.

APPROVAL OF MINUTES

A motion to approve February 12, 2025, Minutes was made by Commissioner Flores and Seconded by Commissioner Baily. The motion passed 5/0

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 – Change of Zone Request for Zoning Case No. ZON24-0003

James Shrout, Planner II, presented the project site which is the property located just south of Highway 60 and Parrish Avenue, next to the Sinclair fuel station. Currently zoned R-1 (Residential), it is bordered by MU-DT (Mixed Use Downtown) zoning to the north and west, and R-1 to the east and south. It was annexed and platted in 1932 as part of the Pervis Addition.

The applicant's representative, Liz Newman, was in attendance to go over a high-level overview of the project. The proposed rezoning is intended to foster greater compatibility with the surrounding area by implementing contemporary urban design standards that encourage an active streetscape and a diverse mix of land uses, including residential support. The significant change in the character of the area—initiated by the Sinclair site development in 2019—has established a foundation for further redevelopment opportunities. These changes will facilitate improved site access and more efficient traffic stacking. Overall, the rezoning, along with any future development it enables, is expected to help mitigate existing negative impacts and contribute positively to the area's functionality, livability, and long-term growth

Commissioner Abel inquired about potential alley access to the east. Jeremy Gleim, Planning & Development Director, clarified that no such access is proposed and emphasized that the petition under review pertains solely to the rezoning of the property, not the site layout.

The Community that Cares

Commissioner Campbell expressed concern regarding challenges with site access and egress. In response, Ms. Newman noted that the current site layout had undergone several iterations and was ultimately approved by the Town during the previous review process.

Commissioner Flores reiterated that the only matter currently under consideration is the rezoning request. Director Gleim confirmed this. Commissioner Flores further asked who holds the authority to approve the site development plan. Director Gleim explained that once a site development application is submitted, it will be subject to staff review, including evaluation of grading, parking, and general site development elements.

Commissioner Grentz inquired whether the site plan would be referred to the Fire Department. Director Gleim confirmed that the site development plan would be reviewed by the Fire Department, as well as the Engineering and Utilities departments.

Chair Grentz invited the public to make comments on the project.

Angela Swanson, a nearby property owner, expressed strong concern, citing severe infrastructure issues, including a sinking, unsellable home caused by water damage. She voiced concern regarding the Town's inability to address long-standing engineering problems, a lack of public transparency, and delays in improvements despite allocated funding. She stated that no further development or rezoning should move forward until existing infrastructure problems in their area are fully resolved.

Mr. Gleim explained that the responsibility for stormwater infrastructure and related upgrades typically falls under the Town's Public Works or Engineering Department. They would be the ones to assess past work, review current concerns, and plan any necessary improvements.

No other members of the public spoke for or against the project.

Commissioner Flores made a motion to recommend that the Town Council approve the Change of Zone Request for Zoning Case No. ZON24-0003 Commissioner Abel seconded the motion, and it passed unanimously (5-0).

DEPARTMENTAL REPORT

Mr. Gleim explained current updates: the next Planning Commission meeting is scheduled for June 25. The agenda will include continued discussion of a project that was noticed for the June 11 regular meeting, a review of commissioner terms with a supporting spreadsheet, and the annual election of Chair and Vice Chair. Recruitment efforts for new commissioners are ongoing, with applications due later this month.

COMMISSIONER REPORTS AND COMMENTS

None

ADJOURN

The meeting was adjourned at 7:58 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Chair Jason Grentz