



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

PLANNING & ZONING COMMISSION REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, September 24, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Bailey, Abel, Sapp, Morrell, Campbell, and Chair Grentz were all present, Vice Chair Flores, was absent.

APPROVAL OF AGENDA

A motion was made to approve the agenda by Commissioner Baily and seconded by Commissioner Abel. Motion passed 6/0.

APPROVAL OF MINUTES FROM AUGUST 13, 2025, REGUAL REETING

A motion was made to approve the agenda by Commissioner Baily and seconded by Commissioner Abel. Motion passed 5/0 with Commissioner Sapp abstaining.

APPROVAL OF MINUTES FROM AUGUST 13, 2025, REGUAL REETING

A motion was made to approve the agenda by Commissioner Baily and seconded by Commissioner Abel. Motion passed 5/0 with Commissioner Sapp abstaining.

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

There was no public comment.

NEW BUSINESS

1. Zoning Case No. ZON25-0002 - Consideration of a Change of Zone request from H/A (Holding/Agriculture) to SF-1 (Single Family Residential) for the property known as Larson.

Jeremy Gleim, Planning Director, presented the project to the Commissioners. He noted that the Commissioners had previously reviewed the project through various concept plans. Mr. Gleim explained that the applicant is requesting a change of zone from H/A to SF-1, based on feedback received during the concept plan reviews, and noted that the proposed SF-1 zoning is consistent with the Comprehensive Plan. Mr. Gleim invited the applicant to come up and present the project.

The applicant's representative presented the project and requested that the presentation be included in the public record. Ms. Havelda discussed the project's compliance with the former Land Use Code and Comprehensive Plan. Following annexation, the applicant held two neighborhood meetings and presented concept plans to the Planning & Zoning Commission on January 8, 2025, and to the Town Council on

The Community that Cares

February 19, 2025. Based on feedback received, a formal request for SF-1 zoning was submitted on May 20, 2025. Ms. Havelda explained that because the application was originally submitted in 2022, it is being reviewed under the prior Land Use Code. Surrounding land uses include R-1 and SF-1 residential neighborhoods to the south and east, including Rolling Hills Ranch, and agricultural land in unincorporated Weld County to the north and west. The property is located in a Low Density/Intensity area under the Town's 2021 Comprehensive Plan, which supports primarily single-family detached homes.

Chair Grentz asked why the developer was not using the current Land Use Code Development.

Ms. Havelda explained that the project is being judged by the code that was current when they submitted their application.

Commissioner Campbell expressed gratitude for the developer in the changes that they made to the project based on feedback received when discussing the Concept plans.

Commissioner Baily inquired if the Developer used the prior code's 300-foot radius when it came to notifying the public or the state law of 500-foot radius.

Ms. Havelda explained that they used Johnstown's current Land Use Code Development and used an 800-foot radius to notify the public of the project. Commissioner Bailey noted that the applicant probably had the right to use the noticing requirements from the prior code and appreciated that they used the more robust standards currently in place.

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

Mr. Sapp expressed concerns about the housing market, noting that homes are unaffordable and explained that he would like to see the project site stay as a farming area, verses new development.

Chair Grentz closed the public comment.

A MOTION TO APPROVE OF ZONING CASE NO. ZON25-0002

A motion was made to approve of the Change of Zone request from H/A to SF-1 by Commissioner Campbell and seconded by Commissioner Abel.

Motion passed 6/0.

2. Land Use and Development Code Amendments

Mr. Gleim explained that the Land Use and Development Code Amendments will be continued to October 8, 2025, Planning and Zoning Commission.

DEPARTMENTAL REPORT

No reports from staff.

COMMISSIONER REPORTS AND COMMENTS

No reports from the commissioners.

ADJOURN

The meeting was adjourned at 6:34 by Chair Grentz

Approved and reviewed by:

Jeremy Gleim - Planning & Development Director

Jason Greutz - Planning & Zoning Commission Chair