



PLANNING COMMISSION

Wednesday, August 26, 2026

City Council Chambers at 38 West Center Street

Start Time: 6:01 pm

Roll Call: Commissioners Jill White, Debbie Greener, Thomas Bore, Steven Saulter, and Vern Miller were present. Ardella Peterson was excused from attending the meeting.

Others Present: City Administrator Dennis Marker, City Treasurer Rachel Young, Deni Reed, Anthony Pinkerton, and two other unidentified individuals.

Invocation: Dennis Marker

Pledge of Allegiance: Debbie Greener

Public Forum

No public comments

Discussion and Possible Action Items

Home Occupation Request for “Pinkz Performance” at 365 West 100 North.

Anthony Pinkerton, owner of Pinkz Performance, has been running an emergency auto repair business since 2024. As a mobile mechanic, Anthony started his business in Mapleton and received a home occupation license there. He is hoping to acquire a business license in Gunnison since he lives here now. He acknowledged that his yard is messy and he has a bunch of cars, but they don't do any of the business at home other than billing.

Manager Marker asked which vehicles are associated with his business. Anthony's wife said it is only a tow truck and an orange truck. His wife mentioned they recently got a storage shed to store the commercial vehicles so that they will not be on the property. Commissioner Greener asked if the tow truck would be stored off-property since it doesn't meet code. They said it will.

Commissioner Miller asked about the timeline to get those items out of the way. Anthony said he is going to get them all moved within the next two weeks. He is in conversation with Wright Motors in Centerfield as well trying to work something out with them for commercial space. He emphasized that he is trying to do everything legally so he can get a business license here.

Commissioner Greener asked if he would be towing any vehicles to his home. Anthony said no. Commissioner Saulter asked about storing supplies like oil. Anthony said he doesn't store anything other than oil that needs to be taken to auto parts stores for recycling. Commissioner Miller asked about equipment to work on the vehicles and if it would be stored there. Anthony said only personal items will be stored at home, no business items.

Manager Marker said that the original recommendation was to deny the request for home occupation, but that recommendation has changed with the additional information shared and if the discussed actions are performed.

Commissioner Miller made a motion to forward the request for a business license for Mr. Pinkerton to the Mayor, and that the request will be approved upon the conditions that

1. there is no more than one ¾-ton vehicle on the property that is business related,
2. the operation will not take place on the property or in the dwelling, and
3. the physical appearance of the property with respect to purposes of the R2 residential zone is maintained in a sanitary and safe condition.

The motion was seconded by Commissioner White.

The vote was unanimous in favor.

Home Occupation Request for “Deni’s Wash & Shine” at 71 W. 500 South Apt. 2.

Deni Reed is the owner of Deni’s Wash and Shine business. He explained that he will be going house to house washing windows. He mentioned the location of his home was wrong in the agenda packet. He said all his business supplies will be kept in his car. Deni currently rents his apartment, but he had an approval letter from the property owner to run his home occupation business out of the home as long as supplies are kept in his car.

Commissioner Miller asked how long he has been doing this business, Deni said he has just been waiting for his business license to start.

Commissioner Greener made a motion that the application for the home occupation license be forwarded to the Mayor with a positive recommendation in that the business owner continues to comply with all business license components and all occupation standards of the city. The motion was seconded by Commissioner Miller.

The vote was unanimous in favor.

Public Hearings

Code Amendment: Amendment Pertaining to Home Occupations

Commissioner White made a motion to open the public hearing for the code amendment pertaining to home occupations. The motion was seconded by Commissioner Greener.

Manager Marker noted that they have been working on this for 6 months now, and that the intent was to try and streamline the home occupation approval process. Part of the proposal is to also clean up some of the wording of the ordinances that pertain to the topic. Within the city’s laws, there are different books – two relevant to the topic are the Municipal Code and the Land Use Code.

The commission discussed wording changes in both, suggested ordinance additions, amendments to the codes, and expressed why. The matter was discussed extensively.

The commission also discussed changes to the signage requirements for a home occupation. They decided signs should not exceed 6 square feet and be no more than 42 inches tall. They also discussed whether there should be setback requirements for the signs or sign lighting requirements.

Commissioner Saulter made a motion to close the public hearing. The motion was seconded by Commissioner Miller.

The vote was unanimous in favor.

Commissioner Saulter made a motion to forward the code amendment with the changes discussed to the City Council for approval. The motion was seconded by Jill White.

The vote was unanimous in favor.

Review and Approval of Minutes – July 22, 2026

Commissioner Saulter made a motion to approve the minutes for July 22, 2026. The motion was seconded by Commissioner Bore.

The vote was unanimous in favor.

Adjournment

Motion to adjourn by Commissioner Greener and seconded by Commissioner Miller.

The vote was unanimously approved.

The meeting was adjourned at **7:20 pm.**

Prepared by: _____
Rachel Young
City Treasurer

Approved: _____
Debbie Greener
Commission Chair