



TOWN OF WELLINGTON

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PLANNING COMMISSION November 7, 2016 MEETING

Worksession 6:30 PM – Update Comprehensive Plan-Land Use Code

**Regular Meeting
7:00 P.M.**

AGENDA

CALL TO ORDER / ROLL CALL

ADDITIONS OR DELETIONS FROM THE AGENDA

PUBLIC COMMENT

Public invited to be heard on items not on agenda (time limit of 3 minutes per person)

PRESENTATIONS

CONSENT AGENDA

- Planning Commission Meeting Minutes from September 12, 2016
- Planning Commission Meeting Minutes from October 3, 2016

NEW BUSINESS

1. Code Changes - Single Family in Downtown
2. Conditional Use/ Site Plan – 8760 Sixth Street – Funeral Home & Crematory
3. Preliminary Plat – Geier Farms Subdivision
4. Site Plan Amendment – Block 11 Wellington Pointe Multifamily
5. Discussion B & B in Medium Density Residential

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION
REGULAR MEETING
November 7, 2016

Following a work session to Update Comprehensive Plan-Land Use Code the Planning Commission for the Town of Wellington, Colorado, met on November 7, 2016 at the Leeper1Center, 3800 Wilson Ave., Wellington, Colorado at 7:00p.m.

COMMISSIONERS PRESENT: ASHLEY MACDONALD, TIM SINGEWALD, BERT MCCAFFREY, ERIC KESELBURG, BONNIE DAWDY, BARRY FRIEDRICHS

COMMISSIONERS ABSENT: PAUL COX

PRESIDING: BERT MCCAFFREY, CHAIRMAN

ALSO PRESENT: LARRY LORENTZEN, TOWN ADMINISTRATOR
CYNTHIA SULLIVAN, DEPUTY CLERK

Additions or Deletions from the Agenda

None

Public to be heard on non-agenda items

None

Presentations

None

Consent Agenda:

- Planning Commission Meeting Minutes from September 12, 2016.
- Planning Commission Meeting Minutes from October 3, 2016

COMMISSIONER FRIEDRICHES MOVED AND COMMISSIONER DAWDY SECONDED to approve the consent agenda. Roll call was taken and the motion passed Commissioner Singewald abstained.

NEW BUSINESS

1. Code Changes – Single Family in Down Town

Mr. Lorentzen said this was from discussions with the Main Street Program and Chamber of Commerce on changes for residential use in the Downtown Commercial district. He said in the current code we allow mixed use of residential and commercial as a use by right and single family dwellings as a conditional use. He said the changes would be to designate the existing residential units as conforming uses which will allow for rebuilding in the case for damage of less than 50 percent of the building and allows for additions to the residential units that meet the setbacks. It would not allow single family residential units. There were also clarifications requested in mixed use to allow for side or alley loaded residential units in single story structures with commercial uses on the primary street front. The last request was for a residential unit that is an accessory building on the commercial property it would have to be accessed from the alley.

Chuck Mayhugh, of 9049 Painted Horse Lane, said there are conflicting items in the code with regard to the sale of fuel. He said that in the use by right it allows for small grocery stores, but does not define what size a small grocery store could be. He felt that some conditional uses should be taken out. Such as outdoor recreation facilities, long-term care facilities and light industrial. He thought the code should be tightened up

before it is sent to the Board of Trustees. Mr. Lorentzen said these changes were to address a specific issue. The Town staff and Planning Commission are working with the Main Street Program and the Chamber of Commerce on an overlay district for the Downtown area.

Colleen Babitz, of 7240 Kit Fox, asked why the restriction on new residential. Mr. Lorentzen said as part of revitalization of the downtown the change is to have mainly commercial. The district runs from First Street to Fifth Street.

Chairman McCaffrey clarified that this approval would be for the restriction on new residential building and that the other changes noted by Mr. Mayhugh would be addressed in the future overlay district. Mr. Lorentzen confirmed that the overlay would basically rewrite the criteria for this district.

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER KESELBURG SECONDED to approve the changes to residential in the Downtown commercial district as stated. Roll call was taken and the motion passed unanimously.

2. Conditional Use/Site Plan – 8760 Sixth Street – Vessey Mortuary

Applicant: Steve Vessey

Staff Recommendations:

- 1. Submittal of a photometric plan showing acceptable light levels in parking area for staff review and approval.*
- 2. Paving the driveway, a minimum of 50 feet in from Sixth Street.*
- 3. Landscaping be added along Sixth Street east of the borrow ditch.*

Mr. Vessey said they want to build a funeral home and crematorium on Sixth Street. This would be an expansion for their Fort Collins business into Wellington. He has reviewed the staff comments and agrees with them. He said they are looking at even more parking spaces and a longer driveway.

Commissioner Singewald asked if there is a crematorium in Fort Collins and could he address air quality and waste water that would come out of the facility. Mr. Vessey said that they do not have a crematorium in Fort Collins but embalming would only be done at the Fort Collins facility, because it meets all the EPA standards and OSHA requirements. He described the cremation unit for this facility. He said the unit has four burners that burn at different temperatures the process has a stack monitor to collect all the readings, which are given to Larimer County Health Department and the State weekly.

Commissioner Singewald asked if there would be a chapel. Mr. Vessey said there will be a viewing room, an office and a room to meet with the families.

Chairman McCaffrey asked if there is a certain time during the day when they would cremate. Mr. Vessey said there was no set time.

Mr. Lorentzen mentioned the possibility of building a chapel in the future. Mr. Vessey said as the population grows they plan to put a chapel on the front and would expand the parking lot at that time to be able to accommodate family and visitors.

Wendell Nelson, 5537 CR 9, asked if this would be used for anything other than human remains and would it be used by other mortuaries. Mr. Vessey said it would be only for human remains they would not do animals or medical waste. This would only be used by their company.

COMMISSIONER MACDONALD MOVED AND COMMISSIONER DAWDY SECONDED to approve the conditional use/site plan for Vessey Funeral Home and Crematory. Roll call was taken and the motion passed unanimously.

3. Preliminary Plat – Geier Subdivision

Applicant: Sage Homes – Tom Dugan, representative

Mr. Dugan explained that this property is east of the Meadows Subdivision. The annexation of this approximately 80 acres was approved in April. The preliminary plat is for 157 single family lots. There are two existing homes on the property that will remain. He spoke about the density, the lot sizes and the 25 acres of open space. There will be a neighborhood park and they will show more details with the final plat. Chairman McCaffrey asked if there were any changes from the concept plan presented at the annexation. Mr. Lorentzen said only the reduction of one lot.

Commissioner Singewald asked if the parcel was rectangular and why there was a different shade of green on part of the open space (as depicted on the developer's drawing) Mr. Dugan said the lighter green represents an area that they would like to keep as native grasses. There would be 2 detention ponds.

Commissioner Macdonald asked if they had met with the Park Advisory Board about the pocket park. Mr. Dugan said they plan to meet with them before the final plat is submitted.

Commissioner Friedrichs asked if there would be a fence along the east side of the subdivision. Mr. Dugan said there would be a solid wood fence along the property and a landscaped buffer.

Commissioner Singewald asked if there is a trail to connect with The Meadows Subdivision. Mr. Dugan said there would be a detached sidewalk on the south end of the subdivision.

COMMISSIONER MACDONALD MOVED AND COMMISSIONER KESELBURG SECONDED to recommend approval of the Geier Farms preliminary plat. Roll call was taken and the motion passed unanimously.

4. Site Plan Amendment – Block 11 Wellington Pointe Multifamily

Applicant: Larry Noel

Staff Recommendations:

- 1. West Second Street be widened with 24-foot flow line to flow line with a 4 foot attached sidewalk.*
- 2. Submittal of a photometric plan showing acceptable light levels in parking area for staff review and approval.*

Mr. Noel said this is a revised site plan and landscape plan for 18-unit multi-family. They want to change them from condominiums to town homes which will require subdividing the lots and blocks. Mr. Lorentzen went through the staff recommendation and said if this would be going through a subdivision process it might be better to wait to approve this with the subdivision.

Commissioner Dawdy said this property is zoned highway commercial, so why are we considering changing it to residential. Mr. Lorentzen said when the Site plan was first submitted multi-family residential was a use by right in the highway commercial zone. Since then the code has been changed to make this a conditional use instead of a use by right in all commercial zones.

Commissioner Singewald was concerned about the width of the street being wide enough for the fire department. Mr. Lorentzen said the width needed is 24 feet and this is 28 feet. He said there is no parking on West Second Street. He mentioned the possibility of changing West Second Street to a one-way street north between West Harrison and West Garfield. Chairman McCaffrey asked if the developer had checked with the Fire Department. Mr. Lorentzen said it will be given to the Fire Department when the subdivision plat is submitted.

No action was taken.

5. Discussion B&B in Medium Density Residential

Mr. Lorentzen said a couple of residents were looking at the house across the street from the centennial park for use as a Bed and Breakfast. We do not have Bed and Breakfast as an allowed use in Residential Medium Density zoning. They were asking if the town would look at allowing this use. The couple has since given up on that particular house. He wanted to see if there was an interest in making a change to the code. He said there are not a lot of homes in town that could be used is for this type of business.

TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- Lane Annexation will go to the Board of Trustees tomorrow night.
- Received the building permit for O'Reilly's today.
- Boxelder Business Park beginning to fill up with small businesses.
- Bonfire Business Park Phase 2 ready for walkthrough of construction acceptance.
- Wellington Business Center still needs streets and parking lots paved before CO can be issued.
- Wellington Downs moving forward with paving and have submitted building permits for the multi-family. The Board approved building permits for 100 units prior to the signal light going in.
- Sage Meadows over lot grading complete. Work on infrastructure started. Issues with drainage and easement for offsite sewer line. Main issue is the drainage with North Poudre.

Chairman McCaffrey asked about the lot on Fifth and Harrison. Mr. Lorentzen said they are waiting on a LOMA before submitting a building permit.

SCHEDULE WORK SESSION

A work session was scheduled on the Comprehensive Plan at 6:00pm.

OTHER

None

COMMISSIONER FRIEDRICHS MOVED AND COMMISSIONER KESELBURG SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 7:54pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC
Deputy Town Clerk