



# TOWN OF WELLINGTON

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## PLANNING COMMISSION

March 7, 2016 MEETING  
7:00 P.M.

**WORK SESSION 6:30 – Residential uses in Commercial Districts and  
Repair of Non-conforming Structures**

**Leeper Center, 3800 Wilson Ave., Wellington**

### AGENDA

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CALL TO ORDER / ROLL CALL

ADDITIONS OR DELETIONS FROM THE AGENDA

PUBLIC COMMENT

Public invited to be heard on (items not on Agenda)

PRESENTATIONS

CONSENT AGENDA

Planning Commission Meeting Minutes from January 4, 2016

NEW BUSINESS

1. Interview Candidates for Vacant Commissioner Seat
2. Conditional Use – Learning Center & Multifamily Residential – Outlot A, The Knolls
3. Recommendations to Town Board on Code Changes

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION  
REGULAR MEETING  
March 7, 2016

The Planning Commission for the Town of Wellington, Colorado, met on March 7 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

COMMISSIONERS PRESENT: LARRY NOEL, JACK BRINKHOFF, BERT MCCAFFREY, BARRY FRIEDRICHS, ERIC KESELBURG and MATT MICHEL

COMMISSIONERS ABSENT: NONE

PRESIDING: BERT MCCAFFREY, CHAIRMAN

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

Additions or Deletions from the Agenda

None

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Public to be heard on non-agenda items

None

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Presentations

None

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Consent Agenda:

- Planning Commission Meeting Minutes from January 4, 2016.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve the consent agenda. Roll call was taken and the motion passed unanimously.

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NEW BUSINESS

1 Interview Candidates for Vacant Commissioner Seat

Only one candidate was in attendance -Bonnie Dawdy

Chairman McCaffrey asked why she was interested in being on the Planning Commission. Ms. Dawdy said that serving the community is important. She pointed out several volunteer programs which she has been a member.

Commissioner Noel asked what she felt about growth of the town. Ms. Dawdy she wanted to see balance with types of residential, business and infrastructure on both sides of the interstate.

Commissioner Brinkhoff asked what she would do in a situation where there is a lot of controversy over a project, but the plan meets the required criteria. Ms. Dawdy said she has been a part of small and large communities and understands that situations can be emotionally driven,

but she knows that there is a specific process that has to be followed. She suggested that more information about the processes need to be communicated to the general public, so they understand how the process works.

COMMISSIONER BRINKHOFF NOMINATED AND COMMISSIONER MICHEL SECONDED to recommend the appointment of Bonnie Dawdy to the Planning Commission. Roll call was taken and the motion passed unanimously.

Mr. Lorentzen said this would go to the Town Board on March 22<sup>nd</sup> for approval.

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## 2 Conditional Use – Learning Center & Multifamily Residential – Outlot A, The Knolls

*Applicant: Fouad Faour*

*Recommendation from Staff:*

- 1) A traffic study, grading & drainage plan and photometric plan be completed prior to a comprehensive site plan being submitted for Planning Commission approval.
- 2) On-site storm water detention be designed and constructed as approved by the Town Engineer.
- 3) A minimum of 15-foot front yards from back of sidewalk on multifamily units.

Mr. Faour explained why his family wanted to provide a learning center for the community and that it would be for all ages and diverse learning experiences. He said they would run the center. He said through his real-estate experience he has seen a need for rental properties. They would own and run the multi-family units as rental properties only. There are 19 units with floor space of 1450 square feet. Each unit would have a 2 car garage and a full basement.

Commissioner Brinkhoff asked if this met the zoning for that lot. Mr. Lorentzen said this is zoned transitional so this would be a conditional use. There was discussion about the front set back from the road. Mr. Faour said the streets would be wide enough for on street parking. The recommendation from the Planning Commission was that the front yard needs to be 15-foot from the back of the side walk to allow for off street parking. Mr. Faour said he would readjust the layout to allow for the 15-foot front yard setback even if he has to reduce the number of units.

Chairman McCaffrey asked what the next step would be. Mr. Lorentzen said they could approve the conditional use subject to the conditions of the revised site plan. This will give him time to work with the Home Owners Association(HOA). He suggested that the applicant submit a site plan for approval by the Planning Commission before going to the Board of Trustees.

Commissioner Keselburg asked if Mr. Faour had met with the HOA. Mr. Faour said he has met with the HOA Board of Directors and attended a meeting where he gave a presentation about the development.

Joseph Bullard, of 3753 Mount Ouray president of the HOA, said after their meeting with Mr. Faour they circulated a survey to their residents regarding this plan. The results were not favorable toward the plan. Commissioner Noel asked how many participated in the survey. Mr. Bullard said 71 out of 179 current residents. The survey had 45 percent in favor and 55 percent

against. Commissioner Brinkhoff asked what were the objections to the plan. Mr. Bullard said population density, traffic, maintenance and management of the buildings and property, property values.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER KESELBURG SECONDED to approve Conditional use for Learning Center and Multifamily Residential on Outlot A of the Knolls with staff recommendations. Roll call was taken Commissioners Brinkhoff, Keselburg and Chairman McCaffrey voted for, Commissioner Friedrichs voted against and Commissioners. Motion Passed.

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3 Recommendations to Town Board on Code Changes

Mr. Lorentzen said the Commission discussed changes in the Code pertaining to non-conforming use in the work session. This action would be to recommend to the Board of Trustees changes of the Non-conforming section of the Code as presented by staff.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER NOEL SECONDED to recommend changes to the non-conforming section of the code. Roll call was taken and the motion passed unanimously.

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TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- Sage Meadows – moving forward with easements for infrastructure.
- Bonfire 2nd

Commissioner Friedrichs asked about the NAPA. Mr. Lorentzen said we are waiting for them to get final inspection from Safebuilt.

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SCHEDULE WORK SESSION

Work session was scheduled to review the language for multi-family in commercial districts at 6:30pm.

COMMISSIONER NOEL MOVED AND COMMISSIONER BRINKHOFF SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 9:19pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC  
Deputy Town Clerk