



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
December 6, 2021**

**MINUTES  
WORK SESSION – 5:30pm**

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1. WORK SESSION – 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on December 6, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to updates to the Town’s land use code.

Town staff and consultants Logan Simpson and White Smith, LLC, Planning and Law Group presented information on regulatory strategies for several specialized land uses, including telecommunication facilities, accessory dwelling units, short term rentals, adult entertainment establishments, and others. Methodologies for defining use standards (requirements such as setbacks, size, parking, screening, outdoor storage, operational requirements, and others) were introduced and discussed.

Discussion about parking regulations was also started. Initial comparisons to other nearby communities parking standards were identified. Common regulatory strategies used to address parking needs were also discussed.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
December 6, 2021**

**MINUTES  
REGULAR MEETING – 6:30pm**

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2. CALL REGULAR MEETING TO ORDER – 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on December 6, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

3. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson  
Tim Whitehouse  
Rebekka Kinney  
Eric Sartor  
Troy Hamman  
Linda Knaack  
Barry Friedrichs

Absent:

Town Staff Present: Cody Bird, Planning Director  
Patty Lundy, Development Coordinator

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

5. PUBLIC FORUM

Christine Gaiter commented that the last meeting minutes did not identify which Commissioners voted yea and nay. She also commented on the work session presentation regarding zoning options for religious land uses.

Russ Brewer, resident and pastor of Wellington Community Church shared comments about how a pastor might consider different properties when identifying a new site. High traffic thoroughfares are a significant factor, and other factors such as ease of access, high visibility, signage and others may also be considered.

6. CONSIDERATION OF MINUTES

A. Meeting Minutes of November 1, 2021

Moved by Commissioner Whitehouse, seconded by Commissioner Friedrichs to approve the minutes as presented.

**Yeas – McCaffrey, Friedrichs, Sartor, Knaack, Hamman, Whitehouse, Kinney**

**Nays – None**

**Motion carried.**

7.

8. NEW BUSINESS

A. Vacate 20-foot Platted Access Easement on Lot 1, Wellington Manor Minor Subdivision

Cody Bird, Planning Director, presented the staff report. Staff recommended approval of vacating the 20-foot access easement. No conditions of approval were identified.

Chairman McCaffrey opened the public hearing for comments to which there was none.

Moved by Commissioner Knaack to forward a recommendation to the Board of Trustees to adopt an ordinance vacating the platted 20-foot access easement on Lot 1, Wellington Manor Minor Subdivision; seconded by Commissioner Sartor.

**Yeas – McCaffrey, Friedrichs, Sartor, Knaack, Hamman, Whitehouse, Kinney**

**Nays – None**

**Motion carried.**

9. ANNOUNCEMENTS

Bird announced that Planner II, Liz Young Winne is no longer working for the Town because she has accepted an opportunity to work with the Colorado Department of Health and Environment. The Town will be looking to fill the vacant Planner II position.

Bird reminded the Commission that the next meeting will be January 10<sup>th</sup>, 2022 and a work session beginning at 5:30pm. There are no applications submitted for action at the January meeting.

10. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 7:06 PM.

Approved this 10 day of January, 2022

  
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Recording Secretary