



**TOWN OF WELLINGTON
PLANNING COMMISSION
January 9, 2023**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on January 9, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Lowrey Moyer
Tim Whitehouse
Bert McCaffrey
Linda Knaack

Absent:

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of December 5, 2022

Commissioner Moyer moved to approve the meeting minutes of December 5, 2022.
Commissioner Chollet seconded.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. Site Plan Review – 7840 Sixth Street

Paul Whalen, Planner III gave a presentation on the background information for this site. The applicant is seeking approval for a site plan for the development of a retail marijuana store with a drive thru located at 7840 Sixth Street. This property is currently zoned C-3 Mixed-Use Commercial which this retail store is a use by right in this zoning district.

The building has been vacant for at least 5 years. The existing 1,390 square foot building is going to be remodeled and added on to. The building will not be in any easements and will meet the building setbacks.

The Applicant dedicated 10-FT of road right-of-way and a 9-FT utility easement as conditions of the annexation approval. Existing Town utilities and infrastructure have capacity to serve the proposed development. Cody Bird, Planning Director mentioned that the road will be inline with the rest of the road going north as well as the sidewalk will continue to the door step on the business instead of the property line. It doesn't make sense to have it go all the way to the property line where the drainage will be and it would also end going nowhere.

Mr. Whalen said that the proposed landscape meets the code minimum, with plant species consistent with the Town's Waterwise Landscape and Irrigation Design Manual. The plan also provides adequate landscaping including trees and shrubs to screen the parking lot from 6th Street, and buffer I-25 from vehicle headlights, there are shrubs and trees to accentuate the building architecture, and there is significant low-grow native seeded areas to conserve water while meeting minimum Town standards.

Mr. Whalen went over the sign package that has also been proposed which meets the Towns standards. There will be an electronic reader board and wall sign visible from I-25 and a monument sign and wall-mounted sign is visible from 6th Street.

Mr. Whalen said that there was also artwork proposed as well and showed where it would be located and what it would look like. He said that the applicant has more information to present on this as requested. The Applicant is requesting Planning Commission support for erecting artwork on the site in addition to the allowed signage.

Staff recommends approval subject to all comments being addressed and subject to final engineering review and acceptance.

Tom Donnelly, the agent for the project introduced his team which includes Troy Jones, the architect, Cory Mitchell, the general manager, Dave Sorensen, the contractor and Kevin Forbes, the civil engineer. Mr. Donnelly went on and gave a brief history of the site and the plans for their improvements. He thanked Mr. Whalen for his detailed presentation.

Mr. Jones, gave a small presentation on the artwork that was being proposed and gave examples of artwork around northern Colorado and Wyoming. He explained that they felt that the artwork shouldn't be included with the signage. It won't have any letters on it. It will be a working windmill (not connected to anything to actually work) and a bucking bronco with a cowboy leaning against the windmill. They believe that these items represent

Wellington and wanted to have something nice on their site since it is visible from I-25 and the frontage roads.

Commissioner Chollet asked if the building was completely out of metal. Mr. Jones no that it has a mix of wood, stucco and metal. The elevation sheet was shown again from the packet to explain each of the items.

Commissioner Knaack asked about the building being a modular and could it be moved. Mr. Jones said it was on a foundation and it was solid and couldn't be moved. Mr. Sorensen confirmed that it was all 2x4 framing and that everything was in good condition.

Chairman Sartor was wondering how the drive-thru would work. Mr. Mitchell said that it will be a live menu that will be touch screen and there will also be a microphone and speak but because of the highway noise they knew to make the touch screen. The window where you get your items will be like a bank teller window where a drawer comes out with the items. Not a window you could crawl into.

Commissioner McCaffrey wanted to know if trailers could get through or turn around. Mr. Mitchell and Mr. Jones said there wouldn't be much room for that to happen. They suggested putting a sign notifying customers before they entered.

Commissioner Moyer wanted to know with the widening of the road would this make it three lanes on Sixth Street. Mr. Bird said that it will allow for the center turning lane to continue further south than it currently is.

Commissioner Moyer was also concerned about traffic out on Sixth Street if there were a lot of customers inline what that would look like. Mr. Donnelly said that there was a traffic study done that showed there would be room. Mr. Forbes confirmed that there would be room for 20 cars to be stacked in the drive-thru and 12 could be parked as well. Mr. Mitchell said that he is already working on having a backup plan with people to go out with tablets to take orders like other places do to help keep traffic moving.

Commissioner Whitehouse was concerned that there might not be enough parking to include staff parking. Mr. Bird said that they already were exceeding there amount of parking spaces needed. Mr. Mitchell said that there would be anywhere from 3 to 5 employees at any given time.

The commissioners had a discussion about the artwork and if it needed to be included with the signage square feet allowed, and all were in agreement that the artwork was artwork and that it could be separate from the rest of the signage.

Commissioner Whitehouse wanted to know if CDOT needed to have any approvals for the artwork based on the size and location. Mr. Bird said that as far as he knew there were no requirements for this.

Chairman Sartor asked if there would be any admin approvals for the signs. Mr. Bird said that we make there are permits and meets the building guidelines as well.

Melissa Whitehouse asked if she could speak even though there wasn't a public comment

section. Chairman Sartor allowed Mrs. Whitehouse to come forward. She was curious to know what happened to the shared parking with the hotel. She liked the drainage plan. The windmill will be taller than the building are there any precautions for the structure to not be climbed on. Mr. Mitchell said that had already thought of that and plan to put a nice fence around it. Mr. Bird also made it clear that it can't be used for any wireless options.

Commissioner Whitehouse made a motion to amend his original motion to approve the recommendation to the Board of Trustees to approve the official zoning map with the changes including 8311 Sixth Street and 8317 Sixth Street to R-4, 3731 Harrison Avenue to C-2 and 8321 Sixth Street to also include the desires of the property owner pending conversation with staff.

Motion seconded by Commissioner McCaffrey.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried

B. Election of Officers

Eric Sartor was nominated by Commissioner McCaffrey to serve as Chair, seconded by Commissioner Knaack. The nomination was accepted by Sartor.

There were no other nominations for the position of Chair.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried.

Linda Knaack was nominated by Commissioner Whitehouse to serve as Vice-chair, seconded by Commissioner Moyer. The nomination was accepted by Knaack.

There were no other nominations for the position of Vice-chair.

Yeas – Knaack, McCaffrey, Whitehouse, Moyer, Chollet, Sartor

Nays – None

Motion carried.

7. ANNOUNCEMENTS

Bird mentioned that the February meeting won't have any public hearing items on it. Meaning there will not be any action items. We are looking at having discussions on policies, by-laws, what Town staff reviews and what the Planning Commissioners review. The general review of applications and procedures.

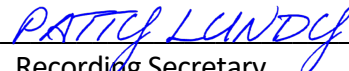
Bird also mentioned that the posting of the vacancy for the commission will be posted closer to April since that is when the vacant seat is currently up. This way we don't have to appoint someone for a few months just to go through the process again to do an appointment again in April.

Commissioners Knaack and Chollet asked if there could be a discussion on the zoning district P – Public District. They are feeling like they see some Town properties zoned this and others that are not. They are interested in learning more of how this works and what other communities are doing.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:20 PM.

Approved this 6th day of March, 2023



Recording Secretary