



**TOWN OF WELLINGTON
PLANNING COMMISSION
April 3, 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 April 3, 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
Linda Knaack
Bert McCaffrey

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 March 6, 2023

Commissioner Whitehouse moved to approve the meeting minutes of March 6, 2023.
Commissioner Chollet seconded.

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

Nays – None

Motion carried

6. NEW BUSINESS

A. Amended Site Plan Review – Lot 4, Block 1, Bonfire Subdivision 2nd Filing (8775 Bonfire Drive)

Paul Whalen, Planner III presented the staff report. The applicant is seeking approval for an amended site plan previously approved to allow development of Phase II for business/warehouse use. This property is currently zoned LI – Light Industrial, which this is a permitted use by right in this zoning district.

Whalen explained the Town's Land Use Code now allows for a minimum 8 foot landscape area around the perimeter of industrial sites. Since the applicant needed to resubmit a site plan, he decided to work with the new code and push out the landscaping to meet the current code which allowed more parking spaces. Along with the landscaping and parking the building will now be 2 feet taller than in the original plans to allow for an overhead crane. Buildings B and C will have the same architecture as the current building. The applicant is working with the Town engineers to finalize the site grading, drainage and utility connections.

Doug Walker, applicant, said that Mr. Whalen had addressed everything and that he is working with the Town engineers for the remainder of the items. He also mentioned that the fire department would like one of the parking islands to be removed so they can get their new fire apparatus through the site. He said that he would do that and would add more evergreens to the front area to help block the view to the parking lot.

Chairman Sartor asked if Cody Bird, Planning Director had anything to add. Bird said he wanted to point that there were photos in the packet of the property to show what the existing site lighting looked like since the photometric plan in the packet was a scan of the original and is hard to read. The existing and proposed site lighting will be in accordance with the original approved photometric plan.

Chairman Sartor asked that the Planning Commissioners if they had any questions.

Commissioner Chollet asked if the photometric plan would be the same as it now. Bird confirmed the photometric plan is the same as what was originally approved.

Commissioner Chollet also wanted to know if the exterior finishes of the new building would match the current building. Mr. Walker said that it would match except that a few of the door locations would be different as well as the height will be increased slightly, but that the finishes would match the existing building.

Commissioner Whitehouse asked if someone could clarify the paving surface as pages 28 and 29 of the packet looks like it is showing recycled asphalt. Mr. Walker said that in the front of the building the parking lot would be concrete and the recycled asphalt would be in the yard behind the buildings. Bird also mentioned that they were seeing the original plans and that the Town had asked that he made the front parking area concrete to work with ADA standards. He agreed to those requirements in Phase I and plans to continue it through the rest of the site.

Commissioner Chollet asked to have the engineering review clarified since the staff presentation sounded like the applicant met the engineering requirements but that the report was saying it hadn't been completed. Bird said that in evaluating this site application the amended site plans provided by the applicant did not have all of the detailed information that the engineers look at for site grading contours, the drainage plan, utility sizing and the meter locations. When Planning staff talked with the Engineering staff, they had a pretty high level of confidence that anything that they might find that needs to be addressed will not be impactful to the overall site.

Commissioner Whitehouse moved to approve the amended site plan for Phase II, Lot 4, Block 1, Bonfire Subdivision 2nd Filing, subject to staff report comments and Town Engineer approvals.

Motion seconded by Commissioner Moyer.

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

Nays – None

Motion carried

7. COMMUNICATIONS

Bird announced that the Board of Trustees will be making appointments to the vacancies at the April 11, 2023 Board meeting and the new appointments would be taking seats after.

Bird handed out a report of residential building permit activity. He shared graphs of how many residential permits have currently been issued and how many buildable residential lots there were still in inventory. He also showed historic and projected residential dwelling unit information.

Commissioner Whitehouse wanted to know if there were any other subdivisions that were close to having infrastructure in the ground in the next 2 years, other than Sage Meadows Second Subdivision. Bird replied that the developers had not given any clear timelines for other projects to start with public infrastructure.

Commissioner Chollet wanted to know if there was someone coming to build affordable housing. Bird replied that he had not received any indications of affordable units at this time.

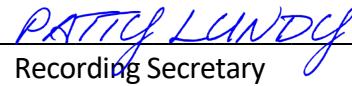
Bird reminded everyone that the next meeting is May 1st, 2023 and we have an item that was tabled from the March 6th, 2023 meeting.

Whitehouse asked if there was any information on when BNSF was going to start construction on the GW Bush crossing and Cleveland Avenue crossing. Bird said that he knows BNSF has the GW Bush crossing as a high priority and they have it slotted for Spring/Summer of this year. No specific dates have been announced.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:22 PM.

Approved this 1st day of May, 2023


Recording Secretary