



**TOWN OF WELLINGTON
PLANNING COMMISSION
May 1, 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 May 1, 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
Tim Whitehouse
Bert McCaffrey
Stephen Carman

Absent:

Lowrey Moyer
Linda Knaack

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

Ben Leistikow stated he thought the online form for public comments on the Connell site plan application might not be working. He did not see his comments in the packet for the meeting.

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of April 3, 2023

Commissioner McCaffrey moved to approve the meeting minutes of April 3, 2023.
Commissioner Chollet seconded.

Yeas – Chollet, Whitehouse, McCaffrey, Carman, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. **Site Plan Review - Connell Resources Asphalt Plant - Continued from March 6, 2023**

Cody Bird, Planning Director said that this was a continuation from the March 6th meeting. From that meeting there were questions asked and additional information requested. The Town received a letter from the applicant requesting a continuance until June 5, 2023 to allow additional time for the applicant's consultants to prepare the requested information, including an air dispersion model.

Commissioner Chollet mentioned that there were two Commissioners absent and felt they should be available for the vote on this topic.

Commissioner Carman wanted to know if the thirty (30) days would be enough. Bird replied that the applicant expected the studies and information to be available in the next two weeks and felt that it should be enough time.

Chairman Sartor thanked everyone for coming to the meeting and for sharing comments. He also thanked those who could not be at the meeting but took the time to write in their comments. He explained that usually there would be a staff presentation, applicant presentation as well as the Commissioner's having a discussion before opening a public hearing. Since the applicant has requested a continuance to allow time for the studies, the presentation materials were not available tonight. He stated the Commission would prefer to hear public comments at the next meeting when the information was presented, but also wanted to allow those present to make comments if they felt the need.

Commissioner Whitehouse pointed out there were about 180 pages of written public comments and other documents submitted for this meeting and about 91 pages from the last meeting. The Commissioners do read the comments submitted.

Patti Garcia, Town Administrator reported that there did appear to be some comments submitted online that did not get included in the packet. She will look into what happened and make sure the comments were included for the next meeting.

Matt Goepel asked what the Commission's mission statement is. He mentions that Commissioner Knaack had read it at the earlier meeting and thought it should be restated.

Nancy McKay did not believe that there were consultants or that they need more time to get the results. She also did not think that the setbacks should be changed for this company.

Ben Trabing wanted to know what experts the Town has to be able to understand the air dispersion models.

Dianne McQuaid would like to see the study report posted before the next meeting.

Josh Kerson does not believe that the high stacks should be allowed in our community due to the chemicals it lets off.

Erin Ramler said that since Mr. Warren already admitted there are chemicals, that the 2,640-foot minimum setback applies. He already has to get four permits for this so the decision should already be made to not allow it. Why do you need the other information to give you the details on the toxic chemicals? It should not be allowed because there are toxic chemicals.

Sara Mickshl and her sons Tyler and Cooper want the Commission to follow the Land Use Code and says the Commissioners job is to protect the community. It will also make all of the homes drop in price.

Fred Condos read a letter that the Commissioners already had for the audience. It was about Connell being out of compliance for over four months and not paying their fee for a year.

Dan Matlock said he had a friend that sat behind a wheel of one of the trucks for 20 years. He told him about the noise, chemicals and the changes that will happened to the community for the worse.

Chairman Sartor thanked everyone for their comments and stated that the Commissioners are listening. There have not been any decisions made on this application yet.

Commissioner Chollet wanted to clarify that the Planning Commission does not hear variances to change the setbacks. That was the role of the Board of Adjustments. Now it has come to the Planning Commission with the setback requirements, and they are to look at the site plan. The Land Use Code guides them to what the Commission considers for site plans. They are reading and listening to all the information and following all the steps. We all live here, and we are volunteers that do care. The Planning Commission does not get paid, and none are receiving any financial gain.

Chairman Sartor asked one more time if anyone else would like to share comments.

Ben Leistikow asked if the Town reached out to Larimer County and to the State about the toxic chemicals. Does the Town need help from others in the community that does know a lot about these topics.

Jason Janssen asked what the fire department is going to do and if they can handle anything that happens out there. He asked the Town to think about what this will do to the town. He asked why not let Carr (Carr, Colorado) have this plant? Let them have it.

Chairman Sartor asked for a motion to table the site plan.

Commissioner Chollet moved to table the site plan review for Connell Resources to the regular meeting of the Planning Commission to be held June 5, 2023 at 6:30pm at the Wilson Leeper Center.

Motion seconded by Commissioner McCaffrey.

Yeas – Chollet, Whitehouse, McCaffrey, Carman, Sartor

Nays – None

Motion carried

7. COMMUNICATIONS

Bird said that there are 3 other applicants for the June 5th meeting. He wanted to know if the Commissioners would be available for a special meeting for the other applicants since old business is first which would be the continuance from this meeting.

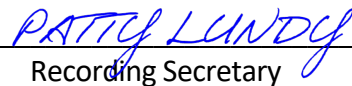
The Commissioners discussed this and said they could meet the following Monday which will be June 12th, 2023. Bird will reach out and ask the applicants if they could meet on June 12th, 2023.

Commissioner Whitehouse asked if there was a letter received from a State Representative on the Connell Resources Site Plan. Commissioner Chollet said that Senator Janice Marchman reached out to her by letter and phone call – She did not take the call. Bird stated staff received the letter and it will be included in the packet at the June 5th meeting.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:06 PM.

Approved this 5th day of June, 2023


Recording Secretary