



Planning Commission Regular Meeting

September 20, 2023 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

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MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Reddick
Ben Kirch
Jose Valdes
David Hassard

Absent:

Nathan Kinney
Cindy Beemer
Maxwell Nader

Also Present:

David Eisenbraun, Senior Planner
Daniel Money, Town Attorney
Kim Emil, Deputy Town Attorney
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Deputy Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Reddick moved to approve the agenda as written, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Ben Kirch, Jose Valdes, Gale Schick, David Hassard; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Schick opened the meeting up for public comment on any non-agenda item, to which there were none.

B. CONSENT CALENDAR

1. Approval of the September 6, 2023 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk

Planning Commissioner Reddick moved to approve the consent calendar as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Ben Kirch, Jose Valdes, Gale Schick, David Hassard; Nays - None; Motion Passed.

C. BOARD ACTION

1. Public Hearing - Recommendation to Town Board for the Smith Farm Annexation to the Town of Windsor and Establishment of Zoning - Martin Lind, Owner/application; TST, Inc., Derek Patterson, Applicant's Representative

Vima Partners, LLA, owned by Martin Lind, has filed a Petition to Annex approximately one hundred and thirty-three point eighty-seven (133.87) acres of property adjacent to and immediately south of Crossroads Blvd, to the Town of Windsor. The petition to annex approximately one hundred and thirty-three point eighty-seven (133.87) acres to the Town of Windsor has a proposed zoning of Estate Residential (ER), which is in conformance with the Town's Land Use Map. Although the legal notices, impact report and petitions all refer to a requested zoning designation of RMU-1, the parties have agreed to zone the property Estate Residential (ER), in conformance with the Town's future land use map. Therefore, this property is being proposed to be zoned in conformance with the Town's Comprehensive Plan land use map of Estate Residential (ER). No master plan or other future development plans outside of the reservoir being built and permitted by Weld County and the state are being contemplated at this time.

This application requires a public hearing before the Planning Commission and, therefore, one action item. Staff has included the following recommendation for the Planning Commission's consideration, to forward to the Town Board:

A recommendation of approval for the annexation and establishment of zoning, subject to any outstanding Planning Commission and Staff comments being addressed.

The Town Board will hold a public hearing and consider the application on September 25, 2023. This date is the first reading of annexation and establishment of zoning ordinance. Provided the Town Board approves the first reading of the ordinance, the Town Board will consider the second reading of the ordinance on October 9, 2023.

The property is contiguous with the Town of Windsor Corporate Limits, bordering Crossroads and is within the Town's Growth Management Area (GMA), meaning the Town has anticipated this area being annexed to the Town. Per C.R.S., the perimeter of the proposed annexation meets the 1/6 contiguity to the existing Town limits requirement.

Chairman Schick opened the public hearing for Smith Farm Annexation.

David Eisenbraun, Senior Planner, presented to the Planning Commission.

Chair Schick opened the meeting up for public comment, to which there were none.

Garrett Scallion, representing the applicant, thanked the Commission for their time and stated that he had nothing further to add to the presentation.

Commissioner Valdez asked staff about future use of the area west and adjacent to the property and Mr. Scallion stated that there are no future development plans at this time.

Commissioner Hassard asked staff questions regarding documentation stating the zoning and also the use of the reservoir.

Hassard asked the applicant questions regarding the reservoir and its use.

Commissioner Hassard asked who would supply water to the reservoir and Mr. Scallion stated that Raindance Metro Direct will deliver and be the water source.

Hassard questioned the current timeline of the project. Mr. Scallion stated it's currently under construction and should be completed by next summer.

Commissioner Reddick asked questions of staff regarding the zoning of the annexation.

Planning Commissioner Reddick moved to close the public hearing, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Ben Kirch, Jose Valdes, Gale Schick, David Hassard; Nays - None; Motion Passed.

2. Recommendation to Town Board - Smith Farm Annexation to the Town of Windsor and Establishment of Zoning - Martin Lind, Owner/application; TST, Inc., Derek Patterson, Applicant's Representative

See public hearing item materials.

Planning Commissioner Reddick moved to forward a recommendation of approval to Town Board for the Smith Farm Annexation to the Town of Windsor and Establishment of Zoning with all final documents reflecting Estate Residential rather than Residential Mixed Use 1, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Ben Kirch, Jose Valdes, Gale Schick, David Hassard; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

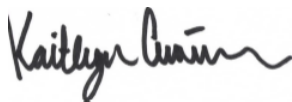
None

3. Communications from Staff

David Eisenbraun, Senior Planner, spoke to the Commission regarding the upcoming Town Board and Planning Commission joint Work Session to be held on Monday September 25, 2023.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:40 p.m.



Kaitlyn Cinnamon, Deputy Town Clerk