



Planning Commission Regular Meeting

August 3, 2022 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

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

1. Roll Call

Present: Charman Schick
Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Jose Valdes
David Hassard

Absent: Cindy Beemer
Maxwell Nader

Also Present: Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Kimberly Lambrecht, Planner II
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Customer Service Administrative Assistant

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

Vice-Chair Bushelman moved to accept the agenda as presented, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Schick opened the meeting up for public comment, to which there was none.

B. CONSENT CALENDAR

1. Minutes of the July 20, 2022 Planning Commission Regular Meeting

Meeting minutes from the July 20, 2022 Planning Commission Meeting

Vice-Chair Bushelman moved to approve the consent calendar as presented, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy

Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

C. BOARD ACTION

1. Public Hearing - Conditional Use Grant (CUG) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila, Applicant

The applicant, Tony Ollila, GYS Development LLC is requesting approval of a Conditional Use Grant (CUG) for outdoor storage of RVs and Boats at the Falcon Point Self Storage located at 600 Gyr Falcon Court (Lot 2, Falcon Point Subdivision 2nd Filing). The proposed exterior storage of RVs/Boats is not specifically included as a permitted use or permitted accessory use in the Limited Industrial (LI) zone district per Section 16-1-130 of the Town of Windsor Municipal Code, thus a Conditional Use Grant will be required.

Town Board Liaison Tallon read the following statement aloud "Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearings.

Chairman Schick asked the applicant, Tony Ollila, if he was okay with the conditions that had been stated, to which the applicant replied yes.

Commissioners asked questions of the staff and the applicant.

Vice-Chair Bushelman moved to close the public hearing, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

2. Recommendation to Town Board - Conditional Use Grant (CUG) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila, Applicant

Please refer to public hearing materials.

Commissioner Dennison moved to forward a recommendation of approval to Town Board for a Condition Use Grant for temporary outdoor storage of RVs/Boats in the limited industrial zone district in Falcon Point Subdivision 2nd filing, Lot 1 subject to the three conditions that were listed by staff, Commissioner Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

3. Public Hearing - Request to Rezone from General Commercial (GC) zone district to Limited Industrial (LI) zone district - East Pointe Subdivision, Lot 1 - Chris Ruff, Manager, East Pointe Windsor LLC, Owner's Representative

The owner / applicant, Mr. Chris Ruff, of East Pointe LLC, has submitted a rezoning

application to rezone 7.214 acres from General Commercial (GC) to Limited Industrial (LI). The proposed rezoning is located within the East Pointe Subdivision, southeast of the intersection of State Highway 392 and State Highway 257 (more particularly, south of Pointe Plaza Drive, approximately 700 feet east of State Highway 257).

Commissioners asked additional questions of staff.

Vice-Chair Bushelman moved to close the public hearing, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

4. Recommendation to Town Board - Request to Rezone from General Commercial (GC) zone district to Limited Industrial (LI) zone district - East Point Subdivision, Lot 1 - Chris Ruff, Manager, East Pointe Windsor LLC, Owner's Representative

Please refer to public hearing materials.

Commissioner Dennison moved to forward to Town Board a recommendation of approval for a request to rezone from general commercial zone district to limited industrial zone district for East Point Subdivision, Lot 1 subject to any conditions previously stated, Commissioner Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, David Hassard; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

2. Communications from Town Board Liaison

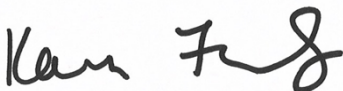
Town Board Liaison Tallon reported that Bob Ball has been hired as the Emergency Management Coordinator for the Town.

3. Communications from Staff

Per Mr. In Ballstadt, there will be a joint meeting with the Town Board on August 22nd regarding the land use code clean-up ordinance. There will also be a comprehensive plan update kick-off meeting in September and further details will be coming. There will be more information provided at a later date for the upcoming APA conference.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:45 p.m.



Karen Frawley, Town Clerk