



Planning Commission Regular Meeting

August 17, 2022 - 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 Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Jose Valdes
Cindy Beemer

Also Present:

David Hassard, Alternate Commissioner
Town Board Liaison Tallon
Scott Ballstadt, Planning Director
David Eisenbraun, Senior Planner
Kimberly Lambrecht, Planner II
McKenzie Paine, Visual Media Supervisor
Reese Lampe, Digital 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 approve 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, Cindy Beemer; 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. BOARD ACTION

1. Public Hearing - Request to Rezone from Estate Residential (ER) to Single Family Residential (SF-1) - Trautman 5th Filing, Owner Martin Lind

The Trautman Farms project area contains 78.73 acres and is petitioning to change the zoning designation from Estate Residential (ER) to Single Family Residential (SF-1). The project is located on Lots 7-19 and 23-36 of the Second Filing and Tract B, Fourth Filing

Trautman Farms. It is bordered by Weld County Road 17 to the west, with the closest intersection being the roundabout at East Crossroads Boulevard and WCR 17. The intent of the change in zoning is to create more flexible development parcels than the Estate Residential designation allows to adapt to the current market conditions. The applicant is seeking to modify the current layout to provide a more traditional single-family development. The Single Family Residential zone designation provides the flexibility for these adaptations. This zone change also required a Land Use Amendment change for this property, which was approved by the Planning Commission July 2022.

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.

Commissioners asked clarifying 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 Valdez, Cindy Beemer; Nays - None; Motion Passed.

2. Recommendation to Town Board - Request to Rezone from Estate Residential (ER) to Single Family Residential (SF-1) - Trautman 5th Filing, Owner Martin Lind

Please see public hearing item.

Commissioner Beemer moved to forward a recommendation to Town Board for approval of a rezone request from estate residential to single family residential within the Trautman 5th filing, 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, Cindy Beemer; Nays - None; Motion Passed.

3. Public Hearing – Request to Rezone from Light Industrial (LI), Heavy Industrial (HI) and Residential Mixed Use One (RMU-1) to General Commercial (GC) and Residential Mixed Use Two (RMU-2) and Master Plan Amendment for the Great Western Industrial Park Second Annexation - 2nd Amendment, Dean Brown, Applicant's Representative

The property has been part of the following Master Plans and Amended Master Plan and PUD Rezone processes: 2007: Great Western Second, Third and Fourth Annexation dated January 2007: The western portion of the initial 2007 Great Western Second, Third and fourth Annexation envisioned a mixed-use neighborhood with general commercial/retail along the intersection of State Hwy 257 and Eastman Park Drive, a mix of residential uses central to the site and light industrial to the east as a transition the existing Industrial uses with the Great Western Industrial Park.

Commissioner Reddick moved to close the public hearing, Vice-Chair Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, Cindy

Beemer; Nays - None; Motion Passed.

4. Recommendation to Town Board - Request to Rezone from Light Industrial (LI), Heavy Industrial (HI) and Residential Mixed Use One (RMU-1) to General Commercial (GC) and Residential Mixed Use Two (RMU-2) for the Great Western Industrial Park Second Annexation - 2nd Amendment, Dean Brown Applicants Representative

Please see public hearing item

Commissioner Beemer moved to forward a recommendation to Town Board to approve the request to rezone from light industrial, heavy industrial and residential mixed use one to general commercial and residential mixed use two for the Great Western Industrial Park second annexation - 2nd amendment, 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, Cindy Beemer; Nays - None; Motion Passed.

5. Recommendation to Town Board - Request for a Master Plan Amendment for the Great Western Industrial Park Second Annexation - 2nd Amendment, Dean Brown Applicants Representative

Please see public hearing item.

Commissioner Beemer moved to forward a recommendation to Town Board approving a request for a master plan amendment for the Great Western Industrial Park Second Annexation - 2nd Amendment, Commissioner Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Doug Dennison, Roger Colonnese, Jerry Bushelman, Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

6. Public Hearing – Request to Rezone from General Commercial (GC) to Residential Mixed Use One (RMU-1) in the Fossil Creek Ranch Subdivision and a Master Plan Amendment for the Fossil Creek Meadows Annexation – Horton Feedlots, Inc., Owner – John Beggs, Russell+Mills Studios, Applicant’s Representative

Proposal

The applicant, Horton Feedlots, Inc., represented by Mr. John Beggs of Russel+Mills Studios and Ms. Mary Wohnrade of Wohnrade Civil Engineers, has submitted a rezoning application to rezone a portion of the existing General Commercial (GC) zone district (21.82 acres) to the Residential Mixed Use One (RMU-1) zone district in the Fossil Creek Ranch Subdivision, and to amend the approved Fossil Creek Meadows Master Plan to compliment the rezone. These applications are running concurrently and will be presented together.

Commissioners asked clarifying questions to staff.

Commissioner Dennison 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, Cindy Beemer; Nays - None; Motion Passed.

7. Recommendation to Town Board – Request to Rezone from General Commercial (GC) to Residential Mixed Use One (RMU-1) in the Fossil Creek Ranch Subdivision – Horton Feedlots, Inc., Owner – John Beggs, Russell+Mills Studios, Applicant’s Representative

Please refer to materials presented for the Public Hearing.

Commissioner Beemer moved to forward a recommendation to Town Board approving the request to rezone from general commercial to residential mixed use one in the Fossil Creek Ranch subdivision, 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, Cindy Beemer; Nays - None; Motion Passed.

8. Recommendation to Town Board – Request for a Master Plan Amendment – Fossil Creek Meadows Annexation – Horton Feedlots, Inc., Owner – John Beggs, Russell+Mills Studios, Applicant’s Representative

Please refer to materials presented for the Public Hearing.

Commissioner Beemer moved to forward a recommendation to Town Board to approve a request for a master plan amendment in Fossil Creek Meadows Annexation, 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, Cindy Beemer; Nays - None; Motion Passed.

C. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Reddick thanked staff for the work done in providing historical data for the Raindance subdivision.

2. Communications from Town Board Liaison

Town Board Liaison Tallon reported that the 2023 budget planning has started with staff. Town Board Member Tallon reported there was a survey that was out to residents regarding the open space and trails tax addition and it was favorable.

3. Communications from Staff

Per Mr. Eisenbruan, the first event for the comprehensive plan update will be held on September 14th at the Windsor Mill Event Space from 4:00 to 7:00 p.m.

Per Mr. Ballstadt, reminder that Monday night there will be a joint meeting with the Town Board regarding the land use code update ordinance.

D. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:18 p.m.



Karen Frawley, Town Clerk