



Planning Commission Regular Meeting

June 1, 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 7:01 p.m.

1. Roll Call

Present: Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Tim Reddick
Jose Valdes
Cindy Beemer

Also Present: Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Sandra Mezzetti, Senior Planner
Doug Roth, Civil Engineer
Ben Bodiker, Visual Media Coordinator
Karen Frawley, Town Clerk

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

Commissioner Beemer moved to approve the agenda as presented, Vice-Chair Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Dennison, Bushelman, Schick, Reddick, Valdes, 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. CONSENT CALENDAR

C. BOARD ACTION

1. Public Hearing - Request to Rezone from SF-1 (Single Family Residential) and RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and create a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design

Chairman Schick opened the public hearing.

Town Board Liaison 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 this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes 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 hearing.

Proposal

The applicant, Mr. Patrick McMeekin, of Hartford Acquisitions LLC, represented by Mr. Ryan McBreen of Norris Design, has submitted a rezoning application to amend the existing SF-1 (Single Family Residential) zone district and RMU-1 (Residential Mixed Use) zone district to SF-2 (Single-Family Attached Residential) and create a Planned Unit Development (PUD) zoning overlay for 472.5 acres. The applicant has also submitted the Tacincala (aka, "Prairie Song") Master Plan Amendment, concurrent with the rezoning request.

The applicant provided a brief presentation to the Commission.

Chairman Schick opened the meeting for public questions or comments.

Laurel Schnell addressed the Commission regarding owning water rights in the area and not wanting to sign away any of their rights.

David Grove with 330 North Shore Circle addressed the Commission regarding the future plans for Highway 257 and 72 to accommodate all of the upcoming development.

Terese Beeth at 34429 CR 15 addressed the Commission about what the zoning types mean, where to find the packet online, and if there will be any fire-retardant measures being put into place.

Discussion ensued between the Commissioners and staff.

Vice-Chair Bushelman moved to close the public hearing, Commissioner Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Dennison, Bushelman, Schick, Reddick, Valdes, Beemer; Nays - None; Motion Passed.

2. Recommendation to Town Board - Request to Rezone from RMU-1 (Residential Mixed Use) to SF-2 (Single Family Attached Residential) and create a PUD (Planned Unit Development) Overlay - Tacincala Subdivision - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design_

Please refer to the public hearing item materials.

Commissioner Beemer moved to forward a recommendation of approval to the Town Board for a request to rezone from SF-1 and RMU-1 to SF-2 and create a PUD Overlay as presented by staff, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Dennison, Bushelman, Schick, Reddick, Valdes, Beemer; Nays - None; Motion Passed.

3. Public Hearing - Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design_

The applicant, Mr. Patrick McMeekin, of Hartford Acquisitions LLC, represented by Mr. Ryan McBreen of Norris Design, has submitted a master plan amendment application for 572 acres of land known as the Tacincala Annex. The Tacincala (Prarie Song) Rezone/PUD land use application was submitted concurrently with the master plan amendment. Chairman Schick opened the meeting for public questions or comments, to which there was none.

Vice-Chair Bushelman moved to close the public hearing, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Dennison, Bushelman, Schick, Reddick, Valdes, Beemer; Nays - None; Motion Passed.

4. Recommendation to Town Board - Tacincala Master Plan Amendment - Patrick McMeekin, applicant, Hartford Acquisitions, LLC; and Ryan McBreen, applicant's representative, Norris Design_

Please refer to Item C.3 memorandum and Item C.1 attachments: Tacincala Rezone/PUD & Master Plan Project Narrative and Tacincala Rezone/PUD & Master Plan Presentation.

Discussion ensued between the Commission and staff.

Commissioner Beemer moved to forward a recommendation of approval to the Town Board for the Tacincala Master Plan Amendment, Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Dennison, Bushelman, Schick, Reddick, Valdes, Beemer; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

Town Board Member Tallon reported that the Town Board had a work session on the Poudre Express service. The DDA also held a stakeholder meeting regarding the development in the backlots, there are currently no plans but was just an informational meeting.

3. Communications from Staff

Per Mr. Ballstadt, a reminder email about the APA conference was sent out and if anyone would like to attend, please let staff know. There is a budget for four Commission members to attend. There will be a joint work session with the Planning Commission and Town Board kicking off the comp plan update on June 20th.

Mr. Roth provided an explanation to the Commission about his role in the development review.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:17 p.m.



Karen Frawley, Town Clerk