



PLANNING COMMISSION REGULAR MEETING

July 6, 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 7:08 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Bushelman
Roger Colonnese
Maxwell Nader
David Hassard
Cindy Beemer

Also Present:

Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
David Eisenbraun, Senior Planner
John Thornhill, Community Development Director
Kim Emil, Assistant Town Attorney
Doug Roth, Civil Engineer
Ben Bodiker, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk

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 Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Bushelman, Colonnese, Nader, 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.

A. CONSENT CALENDAR

1. Minutes of the May 4, 2022, Planning Commission Meeting - T. Conway, Deputy Town Clerk
2. Minutes of the June 1, 2022, Planning Commission Meeting - T. Conway Deputy Town Clerk

Vice-Chair Bushelman moved to approve the minutes of the meeting of May 4, 2022, and June 1, 2022, as presented, Commissioner Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Bushelman, Colonnese, Nader, Hassard; Nays - None; Motion passed.

B. BOARD ACTION

1. Public Hearing - Request to Amend Town's Comprehensive Plan Land Use Map from Neighborhood and General Commercial to Residential Mixed Use - Larry Buckendorf, applicant, and Morgan Kidder, applicant representative, Village East II Investments, LLC
 - Legislative action
 - Staff presentation: Carlin Malone, Chief Planner

Chairman Schick opened the public hearing.

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 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.

Ms. Malone reported the owner representative/applicant, Mr. Larry Buckendorf, of Village East II Investments LLC, represented by Mr. Morgan Kidder, applicant representative, also of Village East II Investments LLC, is requesting an amendment to the Town's Comprehensive Plan Land Use Map. The subject area is located northwest of the intersection of State Highway 392 and Weld County Road 21. The applicant is proposing to change the land use designation of "Neighborhood and General Commercial" to "Mixed Use Residential" for the purpose of pursuing a request to rezone the existing zoning district of GC (General Commercial) zone district to RMU-1 (Residential Mixed Use) zone district for developing multifamily residential apartments. The proposed amendment is shown in the staff presentation and in the draft resolution

The applicant Larry Buckendorf and Morgan Kidder provided a brief presentation to the Commission.

Chairman Schick opened the meeting for public questions or comments.

Diane West 1070 Larch Drive, Windsor addressed the Commission regarding the water source, and water calculation.

Donald Scott 33111 County Road 21, Windsor addressed the Commission regarding traffic impact concerns.

Discussion ensued between the Commissioners and staff.

Vice-Chair Bushelman moved to close the public hearing; Commissioner Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Bushelman, Nader, Hassard; Nays - Colonnese; Motion passed.

2. Resolution No. PC2022-01 - Amendment of Town's Comprehensive Plan Land Use Map from Neighborhood and General Commercial to Mixed Use Residential - Larry Buckendorf, applicant, and Morgan Kidder, applicant representative, Village East II Investments, LLC
 - Legislative action
 - Staff presentation: Carlin Malone, Chief Planner

Discussion ensued between the Commissioners and staff.

Vice-Chair Bushelman moved to approve Resolution No. PC2022-01, Commissioner Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Hassard; Nays - Bushelman, Colonnese, Nader; Motion denied.

3. Public Hearing - Request to Rezone from SF-1 (Single Family Residential One) to CB (Central Business) zone district - Town of Windsor Subdivision Block 10 Lot 27 - Vern Rasmussen, owner/applicant.
 - Quasi-judicial
 - Staff Presentation: Sandra Mezzetti, Senior Planner

Chairman Schick opened the public hearing.

Ms. Mezzetti reported the applicant and property owner, Vern Rasmussen, has submitted a rezoning petition to rezone 0.07 acres (3,000 sq. ft.), from SF-1 (Single-Family Residential-One) to CB (Central Business) zone district. The subject property is located within the Town of Windsor Subdivision, Block 10, Lot 27, north of Walnut Street, south of Main Street and on the east side of 5th Street at 217 5th Street in the Town of Windsor.

Chairman Schick opened the meeting for public questions or comments.

Matt Ashby, Downtown Development Authority addressed the Commission to read letters of approval for the Request to Rezone.

Cameron Banninga 416 Walnut Street Windsor addressed the Commission with concerns of the high modification and the building height of this rezone request.

Discussion ensued between the Commissioners and staff.

Vice-Chair Bushelman moved to close the public hearing; Commissioner Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Bushelman, Colonnese, Nader, Hassard; Nays - None; Motion passed.

4. Recommendation to Town Board - Request to Rezone from SF-1 (Single Family Residential One) to CB (Central Business) zone district - Town of Windsor Block 10 Lot 27 - Vern Rasmussen owner/applicant.
 - Quasi-judicial
 - Staff Presentation: Sandra Mezzetti, Senior Planner

Discussion ensued between the Commissioners and staff.

Vice-Chair Bushelman moved to forward a recommendation to Town Board to Request to Rezone from SF-1 (Single Family Residential One) to CB (Central Business) zone district, as presented by staff; Commissioner Nader seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Bushelman, Colonnese, Nader, Hassard; Nays - None; Motion passed.

3. Recommendation to Town Board: 2020-2022 Downtown Parking Study

Mr. Eisenbraun reported on the Downtown Parking Study, and the community outreach values in the greater residential communities to develop a two-, five-, and ten- year parking outlook. Recommend downtown parking strategies to increase accessibility, decrease congestion, and update the 2012 parking study with a larger survey area. Research best practices for downtown parking management, and support multi-modal and complete street initiatives.

The parking study consultant gave a brief presentation to the Commission.

Discussion ensued between the Commissioners and staff.

Vice-Chair Bushelman moved to forward a recommendation to Town Board for the 2020-2022 Downtown Parking Study, as presented by staff; Commissioner Nader seconded the motion. Roll call on the vote resulted as follows; Yeas - Schick, Bushelman, Colonnese, Nader, Hassard; Nays - None; Motion passed.

C. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Hassard introduced himself as the new alternate member of the Planning Commission.

2. Communications from Town Board Liaison

Town Board Liaison Tallon reported on the Colorado Municipal League conference.

3. Communications from Staff

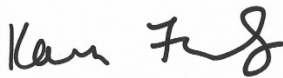
Ms. Malone reported the following Site Plans that are under review for administrative approval. The Commissioners are welcome to make any comments to the applicant by the due date in the packet.

- Greenspire Subdivision 5th Filing Tract H
- East Pointe Subdivision 3rd Filing

Ms. Conway requested written voter affirmations from all the Commissioners due to technical errors in the software.

D. ADJOURN

Upon a motion duly made, the meeting was adjourned at 9:43 p.m.



Karen Frawley, Town Clerk