



Planning Commission Regular Meeting

July 20, 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:

Gale Schick, Chair
Jerry Bushelman, Vice-Chair
Cindy Beemer
Roger Colonnese
Jose Valdes
Timothy Reddick
Doug Dennison

Also Present:

David Hassard, Alternate Planning Commissioner
Kim Emil, Assistant Town Attorney
Sandra Mezzetti, Senior Planner
David Eisenbraun, Senior Planner
Kimberly Lambrecht, Planner II
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Administrative Assistant

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 - 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. CONSENT CALENDAR

1. Minutes of the July 6, 2022 Planning Commission Meeting - T. Conway - Deputy Town Clerk

Vice-Chair Bushelman moved to approve the consent calendar, Commissioner Colonnese 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. BOARD ACTION

1. Public Hearing - Request to Rezone from RMU-1 (Residential Mixed Use One) to RMU-2 (Residential Mixed Use Two), amend a PUD (Planned Unit Development) Overlay, and a

Master Plan Amendment for the Overland 368 Annexation - Bryan Reid, applicant, Forestar Group Inc., and Shelley LaMastra, applicant's representative, Russell+Mills Studios

The applicant, Mr. Bryan Reid, of Forestar Group, Inc., represented by Ms. Shelley LaMastra of Russell+Mills Studios, has submitted a rezoning application to rezone the existing RMU-1 (Residential Mixed Use One) zone district to RMU-2 (Residential Mixed Use Two) zone district and amend a Planned Unit Development (PUD) zoning overlay for 172.86 acres. The applicant has also submitted the Overland 368 Master Plan Amendment, concurrent with the rezone request.

Chair Schick opened the hearing for public comment, to which there was none.

Commissioners asked clarifying questions that the staff and the applicant answered.

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, Cindy Beemer; Nays - None; Motion Passed.

2. Recommendation to Town Board - Request to Rezone from RMU-1 (Residential Mixed Use One) zone district to RMU-2 (Residential Mixed Use Two) zone district and create a Planned Unit Development (PUD) Overlay - Overland 368 Subdivision - Bryan Reid, Forestar Group Inc., applicant, Shelley LaMastra, applicant's representative, Russell+Mills Studios

Vice-Chair Bushelman moved to forward a recommendation to town board - request to rezone from RMU-1 (Residential Mixed Use One) zone district to RMU-2 (Residential Mixed Use Two) zone district and create a planned unit development (PUD) overlay - Overland 368 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.

3. Recommendation to Town Board - A request for a Master Plan Amendment - Overland 368 Annexation - Bryan Reid, applicant, Forestar Group Inc., and Shelley LaMastra, applicant's representative, Russell+Mills Studios

Please refer to public hearing materials.

Commissioner Dennison moved to forward a recommendation to Town Board of a Master Plan amendment for Overland 368 Annexation subject to the conditions suggested by staff, 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. Public Hearing - Request to Amend the Town Comprehensive Plan Land Use Map from Estate Residential to Single Family Residential - Trautman 5th Filing - Martin Lind, Owner, Vima Partners

The subject area, now known as Trautman 5th Filing, is part of the South Gate 5th Annexation in 2005.

2007 – Trautman 2nd filing subdivided a total of 110 acres, including additional General Commercial area and residential lots along Crossroads.

2017 – The GC area, about 20 acres on the north side, was sold to Timberline Church.

Chair Schick opened the hearing for public comment, to which there was none.

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.

5. Resolution PC 2022-02 - Request to Amend the Town Comprehensive Plan Land Use Map from Estate Residential to Single Family Residential - Trautman 5th Filing - Martin Lind, Owner, Vima Partners

The subject area, now known as Trautman 5th Filing, is part of the South Gate 5th Annexation in 2005.

2007 – Trautman 2nd filing subdivided a total of 110 acres, including additional General Commercial area and residential lots along Crossroads. 2017 – The GC area, about 20 acres on the north side, was sold to Timberline Church.

Commissioner Beemer moved to approve resolution PC2022-02, 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 Amend the Town Comprehensive Plan Land Use Map from Neighborhood and General Commercial to Light Industrial - East Point Subdivision Lot 1 - Chris Ruff, Manager, East Pointe Windsor LLC, owner's representative

The owner / applicant, Mr. Chris Ruff, of East Pointe LLC, is requesting an amendment to the Town's Comprehensive Plan Land Use Map. The subject area 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). The applicant is proposing to change the land use designation of "Neighborhood and General Commercial" to "Light Industrial" for the purpose of rezoning a portion of the existing General Commercial (GC) zone district to the Limited Industrial (LI) zone district, subdividing the Lot, and developing flex commercial/industrial spaces. The proposed amendment is shown in the staff presentation and in the draft resolution.

Chair Schick opened the hearing for public comment, to which there was none.

Commissioners asked clarifying questions to staff which were answered.

Commissioner Beemer 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. Resolution No PC2022-03 - Amendment of the Town Comprehensive Plan Land Use Map from Neighborhood and General Commercial to Light Industrial - East Point Subdivision Lot 1 - Chris Ruff, Manager, East Pointe Windsor LLC, owner's representative

Please refer to public hearing item materials.

Vice-Chair Bushelman moved to approve resolution no. PC2022-03, 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.

D. COMMUNICATIONS

1. Communications from Planning Commission

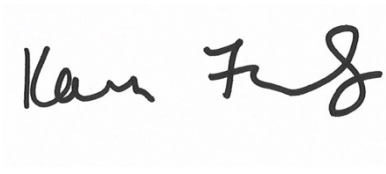
Commissioner Beemer reported that she would not be in attendance at the next meeting.

2. Communications from Town Board Liaison

3. Communications from Staff

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:31 p.m.

A handwritten signature in black ink, appearing to read "Karen Frawley", is written on a light blue rectangular background.

Karen Frawley, Town Clerk