



## PLANNING COMMISSION REGULAR MEETING

April 16, 2025 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit

[www.windsorgov.com/MeetingsOnDemand](http://www.windsorgov.com/MeetingsOnDemand).

### AGENDA

#### A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

*Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.*

*The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.*

#### B. CONSENT CALENDAR

1. Approval of the March 5, 2025, Planning Commission Regular Meeting Minutes- L. Richardson, Assistant Town Clerk

#### C. BOARD ACTION

1. Public Hearing - Request for Preliminary Major Subdivision - Greenspire Subdivision 6th Filing - John Hall, Owner, Lot Holding Investments, LLC; Applicant, Abdul Barzak, Ripley Design
  - Quasi-judicial action
  - Staff presentation: Mark Price, Planner II
2. Approval - Request for Preliminary Major Subdivision for Greenspire Subdivision 6th Filing - John Hall, Owner, Lot Holding Investments, LLC; Applicant, Abdul Barzak, Ripley Design
  - Quasi-judicial action
  - Staff presentation: Mark Price, Planner II

3. Public Hearing Cancellation - Applicant Withdrawal of Land Use Application - Request to Amend the Town Comprehensive Plan Land Use Map from General Commercial to Mixed Residential for an area within the Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative; and Morgan Kidder, applicant representative, Village East Commercial Holdings, LLC
  - Quasi-judicial action
  - Staff presentation: Carlin Malone, Chief Planner
4. Public Hearing - Preliminary Major Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelly LaMastra, applicant's representative, RVi Planning + Landscaping
  - Quasi-judicial action
  - Staff presentation: Sandra Mezzetti, Senior Planner
5. Approval - Preliminary Subdivision - Overland 368 Subdivision - Overland 368 LLC, Zada Steidl, owner; Chad Ellington, applicant, Peak Development Group; Shelley La Mastra, applicant's representative, RVi Planning + Landscaping
  - Quasi-judicial action
  - Staff presentation: Sandra Mezzetti, Senior Planner

#### D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
  - a. Major Site Plan - Diamond Valley 14th Filing, Lot 1 - Waste Connections - M. Price, Planner II
  - b. Major Site Plan - Great Western Industrial Park 3rd, Lot 1 Block 1 - Vestas Blades America, Inc. - CPX Building - M. Price, Planner II
  - c. Major Site Plan - Flex Space - Diamond Valley 13th Filing, Lot 1 (1000 Diamond Valley Drive) - S. Mezzetti, Senior Planner
  - d. Major Site Plan - Flex Space - South Gate Business Park 12th Filing, Lot 1 (710 Triumph Drive) - S. Mezzetti, Senior Planner
  - e. Major Site Plan - Eagle Crossing Subdivision 11th Filing, Lot 2 (6567 Crossroads Blvd) - The G.O.A.T. Restaurant - K. Lambrecht, Long Range Planner
  - f. Major Site Plan - Water Valley South Subdivision 24th Filing, Lot 1 (340 E. Crossroads Blvd) - New Liberty Self Storage - K. Lambrecht, Long Range Planner
  - g. Major Site Plan - Water Valley South Subdivision 13th Filing, Lot 3 (1353 Water Valley Parkway) - Water Valley Dental - K. Lambrecht, Long Range Planner
  - h. Major Site Plan - Windsor School Annexation (1020 Main Street) - Weld County School District RE-4 Administration Building Addition - K. Lambrecht, Long Range Planner
  - i. Major Site Plan - Shutt's Subdivision 3rd Filing, Tract H (8452 Cromwell Drive) - New Townhome Building - K. Lambrecht, Long Range Planner
  - j. Major Site Plan - Raindance Subdivision 21st Filing, Tract A (Grand House) Phase I - C. Malone, Chief Planner

## E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.