



Planning Commission Regular Meeting

March 5, 2025 - 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 Reddick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Reddick
Vice-Chair Nader
David Hassard
Jordan Spight
John Neal
Nancy Frase

Absent:

Nathan Kinney
Ben Kirch

Also Present:

Town Board Liaison Hallett
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
Kim Emil, Deputy Town Attorney
Rece Lampe, Digital Services Administrator
Evan Wendlandt, Director of Economic Development
Laura Richardson, Assistant Town Clerk

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

Planning Commissioner Nader moved to approve the agenda as presented, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Reddick opened the meeting up for public comment on any non-agenda item, to which there were none.

B. CONSENT CALENDAR

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

Planning Commissioner Nader moved to approve the consent calendar as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Nays - None; Motion Passed.

Jason Hallett, Town Board Liaison, gave a statement to the Commission.

"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."

C. BOARD ACTION

1. Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes, LLC, has submitted an application on behalf of the property owner, Village East Commercial Holdings, LLC, for a Town of Windsor 2024 Comprehensive Land Use Map Amendment (LUMA) for an area approximately 440 feet (.08 miles) north of State Highway 392, west of (and including) Weld County Road 21. The area included is north and south of Greenville Way, also known as a portion of the Village East 8th Filing, Village East 12th and 13th Filing. The applicant requests the amendment for the purpose of proceeding with an application to rezone their properties in this area from GC (General Commercial) to RMU-1 (Residential Mixed Use-One) and a site plan for multifamily residential, as described within the applicant's narrative.

Carlin Malone, Chief Planner, advised that the applicant has requested that the item be continued until the April 16, 2025, Regular Planning Commission Meeting.

Chairman Reddick asked if the postponement would cause any concern with the notice that has already occurred, to which Carlin Malone responded.

Planning Commissioner Nader moved to approve the postponement of the Amendment to the Town Comprehensive Plan, Land use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filing, Planning Commissioner Spight seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Nays - None; Motion Passed.

2. Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC

Please refer to public hearing item materials.

Chairman Reddick clarified that the postponement of the public hearing item will also postpone the Recommendation to Town Board, to which Carlin Malone, Chief Planner, agreed.

3. Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes, has submitted an application on behalf of the property owner, Timberline Church, for a Town of Windsor 2024 Comprehensive Plan Land Use Map Amendment (LUMA) within a portion of the Trautman Subdivision 4th Filing, located south of Crossroads Boulevard and east of Weld County Road (WCR) 17, in the Town of Windsor.

The project proposes a Comprehensive Plan Land Use Map Amendment to change five acres of Commercial Mixed-Use designated land to Medium-Density Residential land.

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, which outlines the purpose, procedure, and criteria for a Land Use Map Amendment. The LUMA application complies with the following criteria outlined in the Municipal Code:

- a. Conformance with the goals and policies outlined in the Comprehensive Plan
- b. Compatibility with Existing and Planned Land Uses
- c. Minimizing Detrimental Impacts to Existing or Planned Transportation System
- d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

The Town's 2024 Comprehensive Plan establishes goals and policies advocating for the preservation of commercial land use designations to ensure that current residents receive the necessary services. In 2024, the Town Board reviewed an economic analysis from the Economic Development Department that revealed the Town's 15-year-long trend of converting commercial land to residential use could significantly undermine the Town's fiscal health. This practice, carried out without accounting for long-term fiscal impacts, as well as impacts on utilities and infrastructure, would disrupt the Comprehensive Plan's goals and policies balance between residential and commercial uses, which are essential for a thriving community.

Sandra Mezzetti, Senior Planner, presented to the Planning Commission. Larry Buckendorf, applicant, and John Mehl, owner's representative of Timberline Church, also presented to the Planning Commission.

Chairman Reddick opened the meeting up for public comment, to which there were none.

Chairman Reddick opened the meeting up for Planning Commission questions. Commissioner Spight inquired about the non-potable water system, to which Larry Buckendorf, applicant, answered.

Commissioner Neal made comments regarding the Town's comprehensive plan and asked questions about the intent of the property at the time of purchase and long-term goals, to which John Mehl, owner's representative, answered. Larry Buckendorf addressed

Commissioner Neal's comments regarding the Town's comprehensive plan.

Commissioner Nadar asked staff about land use regulations, splitting the property, secondary access, and made comments regarding the Town's comprehensive plan, to which Sandra Mezzetti, Senior Planner, responded. Larry Buckendorf, applicant, made additional comments in response to Commissioner Nadar's questions and comments. Commissioner Nadar asked questions about the oil and gas well location, to which Morgan Kidder, applicant representative for Journey Homes, and Larry Buckendorf answered.

Commissioner Hassard asked questions of staff and made comments regarding the site plan, to which Sandra Mezzetti answered. Larry Buckendorf, applicant, and John Mehl, owner's representative, made additional comments on the site plan in response to Commissioner Hassard's questions and comments.

Commissioner Frase asked questions about road access and costs to the Town, to which Larry Buckendorf, applicant, and Sandra Mezzetti, Senior Planner, answered. Commissioner Frase requested to hear more information about maintenance of infrastructure costs, to which Carlin Malone, Chief Planner, responded.

Chairman Reddick inquired about the costs to the Town, to which Larry Buckendorf and Carlin Malone responded. Chairman Reddick asked questions about the planning process for the church's new campus and about the land use map, to which John Mehl, owner's representative, and Sandra Mezzetti, Senior Planner, responded.

Commissioner Spight and Chairman Reddick asked questions about purchase contingency and rezoning, to which Larry Buckendorf, Sandra Mezzetti and Carlin Malone answered.

Evan Wendlandt, Director of Economic Development, presented to the Planning Commission. Larry Buckendorf, applicant, responded to Evan Wendlandt's presentation.

Chairman Reddick closed the public hearing.

4. Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

Please refer to public hearing item materials.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board to amend the Town's Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1. Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - None; Nays - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nancy Frase; Motion Failed.

Larry Buckendorf, applicant, thanked the Planning Commission for the night's discussion.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Nadar advised that he will be out of the country on March 19, 2025, for the next scheduled Planning Commission Regular Meeting.

2. Communications from Town Board Liaison

Jason Hallett, Town Board Liaison, gave an update to the Planning Commission on the replacement of dais chairs, previous Town Board sessions and upcoming Windsor Downtown Alliance events.

3. Communications from Staff

Carlin Malone, Chief Planner, thanked the Planning Commissioners for their participation in the upcoming APA Conference.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:47 p.m.

A handwritten signature in black ink, appearing to read 'Laura Richardson', with a large loop at the end.

Laura Richardson, Assistant Town Clerk