



Planning Commission Regular Meeting

September 17, 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
Scott Ballstadt, Planning Director
Kim Mihm, Deputy Town Attorney
Carlin Malone, Chief Planner
Kyra McKinley, Visual Media Coordinator
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 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.

3. Public Invited to be Heard

Chairman Reddick opened the meeting up for public comment and noted that there were no members of the public present. The meeting proceeded to the next agenda item.

B. CONSENT CALENDAR

1. Approval of the August 6, 2025, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

Planning Commissioner Nader moved to approve the consent calendar 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.

Jason Hallett, Town Board Liaison, gave a statement to the Planning 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 - An Ordinance Amending the Windsor Municipal Code by Adding Sections 16-4-40 and 16-5-70 to Address the Zoning of Natural Medicine Healing Centers and Natural Medicine Businesses in the Town of Windsor, Colorado

Senate Bill 23-290 authorizes municipalities to develop their own regulations concerning Natural Medicine Healing Centers and Businesses regarding psychedelic mushrooms. Such local regulations must be limited to:

- Time, Place and Manner
- Locations (zoning restrictions)
- Distance restrictions

At their July 21, 2025 work session, Town Board discussed and gave staff the following direction:

- Natural Medicine Healing Centers are permitted in the General Commercial (GC) zone district.
- Natural Medicine Businesses are limited to Heavy Industrial (HI) zone district.
- Distance restrictions for Natural Medicine Healing Centers and Businesses are to be one thousand (1,000) feet from childcare centers, preschools, elementary, middle, junior high and high schools.
- Time restrictions for Natural Medicine Healing Centers and Businesses are set for 7:00 A.M. to 7:00 P.M. from Monday to Saturday.

Kim Mihm, Deputy Town Attorney, and Scott Ballstadt, Director of Planning, presented to the Planning Commission

Commissioner Neal asked for clarification about where these facilities could be located in town, to which Scott Ballstadt, Director of Planning, responded. Commissioner Neal inquired if it would be possible to increase the distance restrictions to 2,000 or 5,000 feet, to which staff responded.

Commissioner Hassard expressed concerns about the ordinance and asked if the approval process for these facilities could be modified to require public hearings, to which Kim Mihm, Deputy Town Attorney, indicated that would likely violate the state statute as being an unreasonable regulation.

Commissioner Frase responded to Commissioner Hassard's concerns and noted that the issue was with state legislation rather than local regulations.

Chairman Reddick made statements regarding restrictions and noted the surrounding municipalities' regulations.

With no members of the general public present to speak, the public hearing was closed.

2. Recommendation to Town Board - An Ordinance Amending the Windsor Municipal Code by Adding Sections 16-4-40 and 16-5-70 to Address the Zoning of Natural Medicine Healing Centers and Natural Medicine Businesses in the Town of Windsor, Colorado

Please refer to public hearing item materials.

Chairman Reddick reminded commissioners to consider that voting for the ordinance would put structure in place, while voting against it would remove that structure.

Planning Commissioner Nader moved to forward the recommendation of approval to the Town Board on An Ordinance Amending the Windsor Municipal Code by Adding Section 16-4-40 and 16-5-70 to Address the Zoning of Natural Medicine Healing Centers and Natural Medicine Businesses in the Town of Windsor, Colorado, Planning Commissioner Spight seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Maxwell Nader, Jordan Spight, Nancy Frase; Nays - David Hassard, John Neal; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

The Chair reminded Planning Commissioners that if they have personal experiences or feelings that might prevent them from considering agenda items objectively, they should consider recusing themselves.

Commissioner Frase shared that she had been participating in the Citizens Academy and recommended it to others as an excellent experience.

2. Communications from Town Board Liaison

Town Board Liaison Hallett provided a brief update on recent Town Board activities and upcoming events.

3. Communications from Staff

Scott Ballstadt, Director of Planning, invited commissioners to attend the Community Development open house taking place immediately after Coffee with the Mayor on Friday morning.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:50 p.m.



Laura Richardson, Assistant Town Clerk