



## PLANNING COMMISSION REGULAR MEETING

November 19, 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 November 5, 2025, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

#### C. BOARD ACTION

1. Public Hearing - Conditional Use Permit to allow a shipping container storage yard and building located in the Heavy Industrial (HI) zone district for Great Western Industrial Park Subdivision 7th Filing, Lot 5, (30755 Great Western Drive) - Adam Bird, Applicant, VP of Renewables Luminary Logistics Solutions, LLC; Dean Brown, Owner Representative, Broe Real Estate
  - Quasi-judicial action
  - Staff presentation: Mark Price, Planner II
2. Recommendation to Town Board - Conditional Use Permit to allow a shipping container storage yard and building located in the Heavy Industrial (HI) zone district for Great Western Industrial Park Subdivision 7th Filing, Lot 5, (30755 Great Western Drive) - Adam Bird, Applicant, VP of Renewables Luminary Logistics Solutions, LLC; Dean Brown, Owner Representative, Broe Real Estate
  - Quasi-judicial action
  - Staff presentation: Mark Price, Planner II

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

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.



## MEMORANDUM

**Date:** November 19, 2025  
**To:** Planning Commission  
**From:**  
**Re:** Approval of the November 5, 2025, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk  
**Item #:** B.1.

**Background / Discussion:**

**Financial Impact:**

**Relationship to Strategic Plan:**

**Recommendation:**

**CC:**

**Attachments:**

1. 11.05.25 PC Draft Minutes



## Planning Commission Regular Meeting

November 5, 2025 - 7:00 PM

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

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[www.windsorgov.com/MeetingsOnDemand](http://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  
Nathan Kinney  
David Hassard  
Ben Kirch  
Jordan Spight  
John Neal

Also Present: Scott Ballstadt, Planning Director  
Carlin Malone, Chief Planner  
Kimberly Lambrecht, Long Range Planner  
Kelsey Robertson, Senior Planner  
Rece Lampe, Digital Services Administrator  
Laura Richardson, Assistant Town Clerk

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

Chairman Reddick made note that an item concerning a conditional use permit for Windsor Estates, B1L16 was removed from the agenda because it was deemed ineligible for consideration after notices were complete.

**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, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.**

##### 3. Public Invited to be Heard

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

#### B. CONSENT CALENDAR

##### 1. Approval of the September 17, 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, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.**

## C. BOARD ACTION

### 1. Public Hearing - An Ordinance Amending Chapter 15 of the Windsor Municipal Code Establishing Permitting Procedures for Electric Vehicle (EV) Charging Systems in the Town of Windsor, Colorado

#### Executive Summary

The attached ordinance proposes to allow EV Charging Stations in commercial zone districts, and in those residential zone districts where commercial uses are permitted. The ordinance aligns with House Bill 24-1137 concerning streamlining the process for these charging stations.

The proposed ordinance would be added to Chapter 15 (Development Standards) of the Land Use Code, and will be designated as Article XVIII - Electric Vehicle Charging Stations.

Kimberly Lambrecht, Long Range Planner, presented to the Planning Commission.

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

Commissioner Hassard asked questions regarding setbacks, vehicle canopies, photovoltaic panels, and intent to which Kimberly Lambrecht and Scott Ballstadt, Director of Planning, answered. Chairman Reddick asked for clarification on current standards and equipment, to which Kimberly Lambrecht and Scott Ballstadt responded.

Commissioner Hassard stated some additional concerns, to which Commissioner Nadar responded. Commissioner Hassard requested clarification on the intent regarding screening and height requirements, to which Kimberly Lambrecht, Long Ranger Planner, provided and Chairman Reddick commented on.

Commissioner Nadar asked questions about the review process, to which Kimberly Lambrecht and Scott Ballstadt answered.

Commissioner Neal asked questions about the number of stations, installation costs, commercial requirements, permitting process, and the house bill language, to which Kimberly Lambrecht and Scott Ballstadt answered.

Chairman Reddick closed the public hearing.

### 2. Recommendation to Town Board - An Ordinance Amending Chapter 15 of the Windsor Municipal Code Establishing Permitting Procedures for Electric Vehicle Charging Systems in the Town of Windsor, Colorado

Please refer to the previous Public Hearing item for additional information.

**Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board on An Ordinance Amending Chapter 15 of the Windsor Municipal Code Establishing Permitting Procedures for Electric Vehicles (EV) Charging Systems in the Town of Windsor, Colorado, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Jordan Spight, Nathan Kinney; Nays - John Neal; Motion Passed.**

3. Public Hearing - An Ordinance Amending Chapter 15 of the Windsor Municipal Code Adjusting the Standards for Landscaping in Developed Areas in the Town of Windsor, Colorado

Executive Summary

This Ordinance contains three major types of landscaping code amendments. The first proposes an update to the Town Municipal Code to comply with Senate Bill 24-005. The second provides an overview of forthcoming requirements from House Bill 25-1113 and includes a proposed amendment to address a portion of these requirements in the current code updates. The third addresses amendments to the code to correct and clarify ongoing issues with the current landscaping regulations.

This memo summarizes the proposed changes and the rationale behind them. Attached are the draft code sections for review.

These items were presented to the Town Board at a work session on October 13<sup>th</sup>. There were no concerns raised, and the Town Board directed staff to proceed with the updates as presented.

Kelsey Robertson, Senior Planner, presented to the Planning Commission.

Chairman Reddick opened the hearing for public comment. Mike Applebee, 929 Clydesdale Lane, asked questions about functional artificial turf, to which Kelsey Robertson answered.

Chairman Reddick opened the hearing up for Planning Commission comments and questions. Commissioner Neal inquired about the application of the ordinance to Metro Districts and Homeowner Associations, to which Kelsey Robertson and Scott Ballstadt, Director of Planning, responded. Commissioner Hassard asked questions about landscape remodels and water detention areas, to which Kelsey Robertson and Scott Ballstadt answered.

4. Recommendation to Town Board - An Ordinance Amending Chapter 15 of the Windsor Municipal Code Adjusting the Standards for Landscaping in Developed Areas in the Town of Windsor, Colorado

Please refer to the previous Public Hearing item for additional information.

**Planning Commissioner Kirch moved to make a recommendation to the Town Board for Approval of an Ordinance Amending Chapter 15 of the Windsor Municipal Code Adjusting the Standards for Landscaping in Developed Areas in the Town of Windsor, Colorado, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.**

D. COMMUNICATIONS

1. Communications from Planning Commission

None.

2. Communications from Town Board Liaison

Town Board Liaison Hallett was not present.

3. Communications from Staff

Scott Ballstadt, Director of Planning, advised that Town Board Liaison Hallett reached out to him at the beginning of the meeting to say he would not be able to attend the meeting and provided an update on the sign and building code. Carlin Malone, Chief Planner, shared that Sandra Mezzetti, Senior Planner, received the GOAT award for her efforts working with the Windsor Housing Authority. Additionally, Scott Ballstadt, stated that Kim Lambrecht, Long Range Planner, also received the GOAT award previously for her work on the Community Development Center.

a. Minor Site Plan - South Gate Business Park 2nd Filing B1 L2 - Kia Expansion - K. Robertson, Senior Planner

The project consists of the renovation and expansion of the existing Kia Dealership at 1111 Southgate Dr, located north of US 34 and west of Weld County Road 17. The scope of work includes the expansion of the showroom along the south façade of the building, adding 1,611 SF to the existing 20,073 SF building. The scope also includes interior finishes and exterior upgrades to conform to Kia's recent facility exterior requirements. Site work is limited to rerouting of a storm drain along the south elevation. Site access, circulation, and parking remain unchanged.

Kelsey Robertson, Senior Planner, asked if any Planning Commissioners had questions about the Kia Expansion project, to which there were none.

Kim Lambrecht, Long Range Planner, gave an update regarding community member's engagement with the implementation of the comprehensive plan.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:05 p.m.

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Laura Richardson, Assistant Town Clerk



## MEMORANDUM

**Date:** November 19, 2025  
**To:** Planning Commission  
**From:** Mark Price, Planner 1  
**Re:** Public Hearing - Conditional Use Permit to allow a shipping container storage yard and building located in the Heavy Industrial (HI) zone district for Great Western Industrial Park Subdivision 7th Filing, Lot 5, (30755 Great Western Drive) - Adam Bird, Applicant, VP of Renewables Luminary Logistics Solutions, LLC; Dean Brown, Owner Representative, Broe Real Estate  
**Item #:** C.1.

### **Background / Discussion:**

Luminary Logistics Solutions (formerly Central Oceans USA) represented by Mr. Adam Bird, is submitting the following Conditional Use Permit (CUP) application to the Town of Windsor, Colorado, in order to continue operation of a Foreign Trade Zone (FTZ) renewable energy distribution facility and solar infrastructure inventory yard in the Great Western Industrial Park.

A conditional use permit is required because the proposed temporary use is not specifically included as a use-by-right in any zoning district per Section 14-2-130(a) of the Town's Municipal Code, Conditional Use Permit Applicability. The applicant is requesting allowance for a Conditional Use Permit for their existing storage yard for one year with the opportunity to extend (administratively) for an additional year, expiring December 2027.

Staff has received correspondence expressing an intent to submit a site plan and develop buildings on the property. This action would remove the need for a conditional use approval, as outdoor storage is permitted as an accessory use within the Heavy Industrial zone district. Therefore, staff is proposing that the CUP be approved for one (1) year with the condition that a site plan be submitted and approved within one (1) year of the CUP approval date.

Luminary Logistics Solutions has held a CUP for this property and use since 2019. All conditions of the previous two CUPs and administrative extensions have been met. This includes the original two-year CUP (2020 and 2021) with two, one-year, administrative approvals (2022 and 2023), and the second CUP approved in 2023 for 2024 with a one-year administrative approval expiring December 2025.

Staff is recommending the Planning Commission forward to the Town Board a recommendation of approval of the CUP, with conditions, as reflected in the staff recommendation section of the memorandum.

The Planning Commission recommendation for the subject CUP will be considered at the Town Board public hearing and meeting on December 8, 2025.

### **Section 14-2-130(c) of the Municipal Code outlines the review criteria to be evaluated prior to granting of a conditional use permit:**

- 1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.**

The proposal of a shipping container storage yard is not specifically addressed as it relates to or

complies with the Comprehensive Plan's goals and objectives and the Strategic Plan.

**2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**

The proposal does not create any undue or unnecessary burdens on existing public infrastructure or public improvements. No additional infrastructure is required with this proposal. The proposal is an existing shipping container storage yard, which has been in place for nearly six years. This would be considered a new CUP.

In the six years that the shipping containers have been located on this site, there have been no complaints received by the Town from surrounding businesses or residents regarding the use and its operations.

**3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.**

The areas surrounding the use are quasi-developed and part of the Heavy Industrial zone district. The applicant has stated that the conditional use is for the continuation of use to accommodate a container storage yard for renewable energy distribution facility and solar infrastructure inventory. The site will not be modified from existing conditions, as of now, access will not be altered, traffic should not change due to this request, and the storage yard should not impact adjacent properties. No changes are proposed to the overall site layout, including the originally permitted stacking height of twenty-nine feet (29 ft), operations, sound, or lighting. The applicant installed a landscape buffer surrounding the property, and it remains in good condition. As stated in the second criteria, no complaints have been received about the use or its operations.

Staff has received correspondence expressing an intent to submit a site plan and develop buildings on the property. This action would remove the need for a conditional use approval, as outdoor storage is permitted as an accessory use within the Heavy Industrial zone district.

**Financial Impact:**

N/A

**Relationship to Strategic Plan:**

There are no relevant areas of the Strategic Plan regarding the storage yard use.

**Recommendation:**

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the Conditional Use Permit (CUP) application, with the condition that a site plan for a permanent permitted use be completed within one year of the CUP approval date, and no further extensions granted.

**CC:**

Scott Ballstadt, Planning Director  
Carlin Malone, Planning Manager  
Kim Mihm-Baker, Deputy Town Attorney

**Attachments:**

1. CUP application - Luminary Logistics
2. Staff Presentation - Luminary Logistics CUP 2025



TO: Town of Windsor  
Attn: Planning Department/Town Council  
301 Walnut Street  
Windsor, CO 80550

FROM: Luminary Logistics Services (former Central Oceans USA)  
698 Berkmar Circle  
Charlottesville, VA 22901

RE: Conditional Use Grant renewal for Great Western Subdivision 7th Filing, Lot 5

Hello Mark,

Luminary Logistics would like to formally request a new CUP for consideration of the Town of Windsor. As note, Central Oceans USA has rebranded in 2025 and is now known as Luminary Logistics Solutions LLC. The company EIN, ownership, executives, etc. all remains the same. The name change is purely for company marketing purposes for a more suitable name that reflects our operations as a “logistics” company.

We feel that the Luminary Logistics’ operation is now a comfortable known item to GWIP and the Town of Windsor and Luminary Logistics has been a good and responsible tenant of the industrial park and the Town of Windsor over what is now six (6) years of tenancy.

- Luminary Logistics has the full support of Great Western Industrial Park, and a support letter is attached with our application.
- All rent has been paid in full and on time.
- No complaints have been filed against us in our six (6) years of operation.
- All conditions of the previous 2 Conditional Use Grants and their administration extensions have been met. This includes the original 2-year CUP (2020 and 2021) with 2 x 1 year admin approvals (2022 and 2023) and second CUP approved late 2023 for a 2024 CUP and 2025 1-year admin approval.
- Luminary Logistics fulfilled all requirements stipulated by the Site Plan Development Agreement (SPDA) prior to the 2<sup>nd</sup> granted CUP in 2023. All required improvements (ie. construction of the storm water facilities, landscaping, and concrete walking trail for the industrial park) have been completed and are in good order. Luminary Logistics continues to maintain the yard, landscaping, pond, tec.
- The operations on the property have not been obtrusive to other businesses or neighbors.



- Luminary Logistics has kept the area in and around the premises clean including trash pickup and street sweeping/cleaning.

In light of this we would kindly request the Planning Commission recommend our continued operation with a new one (1) year CUP and an additional one (1) year administrative approval for the years 2026 and 2027.

We are not requesting any changes or amendments to the terms of the previously approved to the CUP(s) and our project parameters, yard layout, design, etc. all remain the same as previously defined in our prior applications.

We look forward to our continued relationship with the Town of Windsor. Please let us now if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Adam Bird".

Adam Bird  
VP of Renewables  
Luminary Logistics Solutions, LLC.

# Application for Conditional Use Permit



(Please see Town of Windsor [Fee Schedule](#) for Application Fees)  
**To Be Completed by Applicant**

(Type or print in black ink)

Street Address: 30755 Great Western Drive Lot: 5 Block: \_\_\_\_\_  
 Subdivision: 7th Filing, Lot 5

Conditional Use Permit approval is only valid for the applicant(s) who receive the original approval and is not transferable to subsequent occupants of the property.

Describe the non-conforming use or home occupation. Include activity description, average number of clients, need for parking, hours of operation, size of area to be used, justification of continuance of non-conforming use and result of any communication with neighbors. (Use back or additional sheets if necessary).

Luminary Logistics Solutions (formally known as Central Oceans USA) requests a new CUP to continue its operation of their Renewable Energy storage and transload yard which has been in operation on this site since 2019 under two previous CUG's, the initial CUG from 2019 - 2023 and a second 2 year CUP from 2023 - 2025

Windsor Municipal Code Section 14-2-130.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1" = 30') and specifications necessary for the proper consideration of this permit shall be submitted with this application.
- Conditional Use Permit evaluation criteria are detailed in Windsor Municipal Code Section 14-2-130.
- Notification requirements are detailed in Windsor Municipal Code Section 14-2-10(h).

Present use of land: <u>Renewable energy distribution facility and solar infrastructure inventory yard</u>	Size: <u>24.93 acres</u>
Present use of structure: <u>N/A</u>	Size: <u>N/A</u>
Proposed use of land: <u>Renewable energy distribution facility and solar infrastructure inventory yard</u>	Size: <u>24.93 acres</u>
Proposed use of structure: <u>N/A</u>	Size: <u>N/A</u>

If this Conditional Use Permit is approved, I/We the undersigned, agree to comply with the Code of the Town of Windsor, Colorado and any other stipulations as determined by the Town Board. I hereby depose and state under penalties of perjury that the statements and information submitted herein and pertaining to this application are true and correct to the best of my knowledge.

Submitted this 24th day of October, 2025

Adam Bird

Great Western Industrial Park

**Applicant (please print)**

**Property Owner (please print)**

*Adam Bird*  
**Applicant's Signature**

*Dean D. Brown*  
**Property Owner's Signature**

(303) 868-5098  
**Phone (daytime)**      **Fax**

661-703-8402  
**Phone (daytime)**      **Fax**

adam.bird@luminarylogistics.com  
**Email**

dbrown@braerealestate.com  
**Email**

Applicant's Representative (if any):

Name: Adam Bird

Phone: (303) 868-5098      Fax: \_\_\_\_\_      Email: adam.bird@luminarylogistics.com

# Application for Conditional Use Permit

## Project Description:

Project details attached.

Project details from the prior two (2) CUP application is still relevant as the site plan, design, use, and layout all remain unchanged.

Revised August 2022



## **Luminary Logistics Solutions Introduction and Overview**

Luminary Logistics Solutions specializes in the transport of oversized, complicated, and project related freight, including a large warehousing and storage yard portfolio around the USS. Luminary Logistics supports business and projects that involves planning, complex challenges, and difficult decisions on a daily basis. We take the time to know our clients' business, pay attention to each and every detail, managing the entire process from the initial planning to the door delivery. That is how we ensure the safe and successful completion of each and every project.

We have carved out a niche for ourselves by offering industrial clients both standard and tailored transport solutions. Our hands-on management team and highly experienced project personnel possess an in-depth understanding of the most challenging aspects of complex projects. We are committed to the successful transport of freight from origin to destination, including the initial plan, implementation and close monitoring of the freight's movements. To ensure that all parties are updated every step of the way, clients are presented with online access to a tailor-made overview of their shipments on our state-of-the-art IT platform. Our dedicated management team has implemented sound environmental practices and worked to ensure a healthy and safe workplace. We recognize that our operations can have an impact on the local, regional and global environment. As such, we are committed to the continuous improvement in environmental performance and the prevention of pollution across our business.

As background to the name, Central Oceans USA has rebranded as Luminary Logistics Solutions in 2025 to be able to present a name more suitable to the services we provide. Outside of the name, the company is the exact same company that has operated on the original CUPs since 2019.

### **Project Overview:**

Luminary Logistics Solutions is submitting the following Conditional Use Permit (CUP) application to the Town of Windsor, Colorado in order to continue operation of a Foreign Trade Zone (FTZ) container based renewable energy warehousing and distribution yard at Great Western Industrial Park. Luminary Logistics Solutions has held a CUP for this property and this use since 2019 over two (2) previously approved CUP's and three (3) administrative extensions during the time period.

This request is for a new CUP to allow the continuation of the initial Luminary Logistics Solutions' renewable energy distribution facility and solar infrastructure inventory yard project. Although we still have cargo from the original 2020 start, we have expanded our warehousing operation around the USA, and we see the value in our yard as a "Container Based Warehousing and Transshipment Yard" that can continue to provide both national and local supply chain-based support for customers with cargo not suitable for a traditional warehouse. We already have a full local staff and investment made in the yard and would like to keep the operation on-going.



The Letter of Support from the Property owner, Broe Real Estate Group, attached to this application as Exhibit A, evidences our successful tenancy at the Great Western Industrial Park and outlines our good standing as a tenant in the industrial park and community.

This application requests a CUP with an initial one (1) year term, with the right to administratively extend for additional 1-year term. This facility will be used to continue the storage and distribution of solar inventory and other renewable energy equipment.

The shipping containers offer a unique alternative to product that cannot fit inside a traditional warehouse due to size or weight limitations. These containers act as a mini warehouse that can be stacked in rows via specialized handling machinery and be set out in a strategic way to allow access to any container at any point, similar to a vertical tiered racking / shelf system at a traditional warehouse which provides efficient space savings using the to access as much of the cubic square footage of a warehouse as possible. The solar cargo storage plan via shipping containers is addressed in further detail below and remains unchanged since the original CUP was permitted at the end of 2019.

The yard has been levelized, compacted, and a gravel base was added to ensure the containers are stable for the duration of the project. In the years of operation, Luminary Logistics has invested in both equipment and material to ensure the yard remains in ideal condition for operations and the original compaction design. The containers are secured per industry standard, and inaccessible to any personnel not involved with the project. In our six (6) years of operation we have not had a single complaint, worker injury, or security issue. Luminary Logistics management is very proud of the design and professionalism of the Luminary team allowing us to be a trusted partner of both the Industrial Park and the Town.

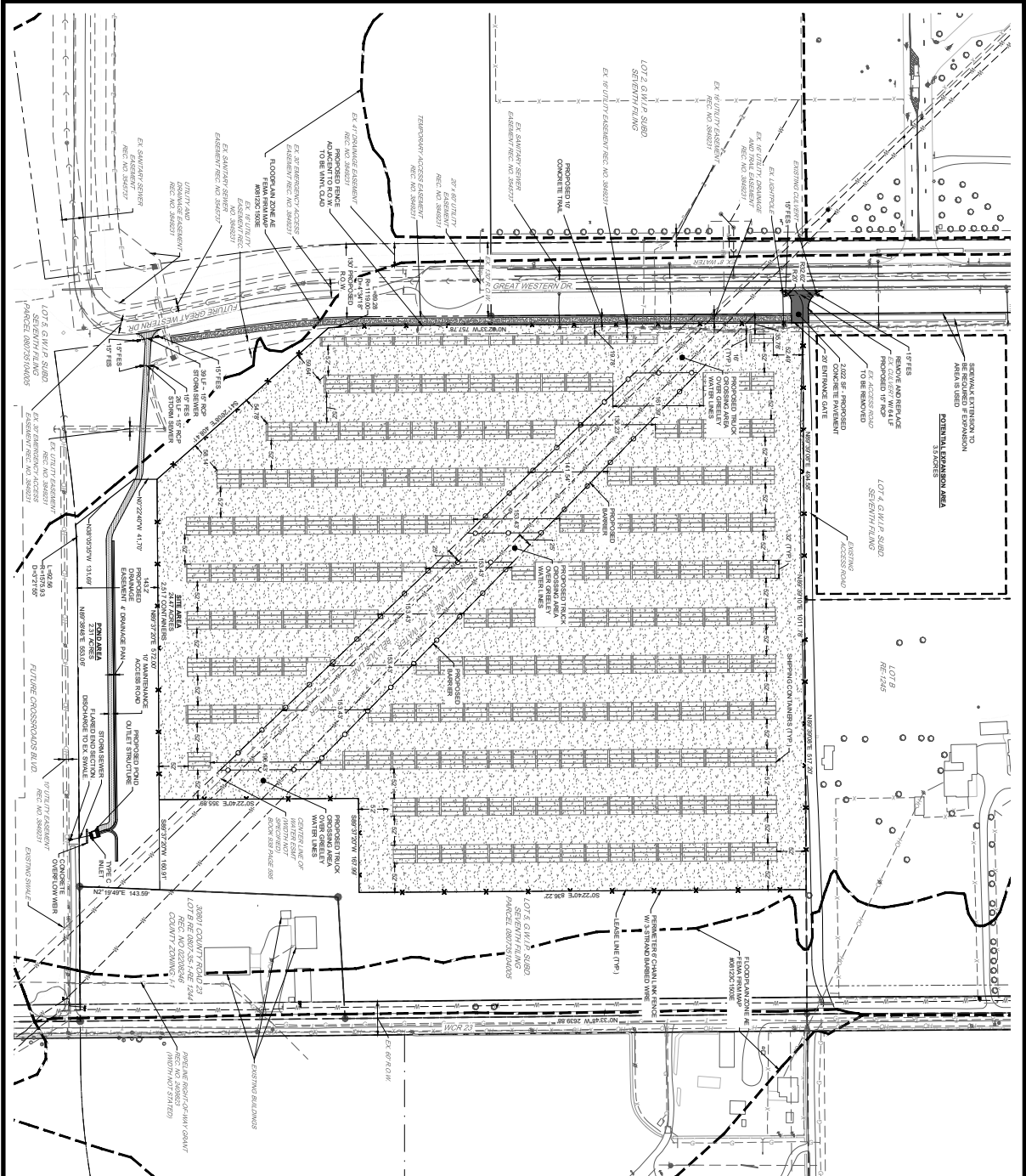
As per our previous CUP applications, the storage yard is a secluded and secure facility as detailed below.

The project site area is located at:

24.93 Acres of Parcel # 080735104005 of Lot 5 at Great Western Industrial Park  
30755 Great Western Drive  
Windsor, CO 80550  
(F.K.A. 30619 County Road 23 in prior CUP application)

40°27'02.5"N 104°51'21.3" W  
or  
40.450698, -104.855928

The approved site plan for this operation is shown on the next page.



**PROPOSED LEGEND**

---	PROPERTY LINE
---	R.O.W.
---	LOT LINE
---	SETBACK
---	FOUNDATION
---	FOUNDATION PERIMETER LINE
---	CEILING AND OUTLET
---	FENCE
---	ALUMINUM PERISCOPE
---	2" X 4" X 8" STUD

**EXISTING LEGEND**

---	PROPERTY LINE
---	R.O.W.
---	LOT LINE
---	FOUNDATION
---	FOUNDATION PERIMETER
---	CEILING AND OUTLET
---	FENCE

NOTE: THE MAXIMUM FINISHING HEIGHT FOR ALL CONFINEMENTS IS THREE FEET.

Know what's below.  
Call before you dig.

811

SCALE: 1" = 80'

TOWN OF WINNERS  
DRAWING REVIEW

REVIEWING ENGINEER GENERAL CONTRACTOR LICENSE WITH  
ASSIGNMENT OF CONTRACTS OR DESIGN

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

GREAT WESTERN INDUSTRIAL PARK  
CENTRAL OCEANS USA

**SITE PLAN**

4

DATE	NO.	NOTES
2018.11.11	1	1ST SUBMITTAL TO TOWN
2018.11.16	2	CUO APPLICATION SUBMITTAL
2018.12.04	3	CUO RESUBMITTAL

DRAWN	ML
CHECKED	OTW
APPROVED	MBC
DESIGNED	ML
PLANNED	ML
FIELD SCALE	ML
VERT. SCALE	ML

**Redland**  
WHERE GREAT PLACES BEGIN

730 2nd Street  
1500 West Canal Court  
Chico, CA 95926  
916.833.9939  
REDLAND.COM



Photo Showing Existing Condition of Inventory Stacks

**City of Greeley Water Plan: Active Since 2019**

The site plan is in compliance with City of Greeley’s comments regarding water transmission lines.

Traffic will only cross the transmission lines in three (3) areas where a minimum of 6’ of non-vibratory compacted earth have been placed.

The closest corners of the storage containers are a minimum of 25’ away from the centerlines of each transmission line.

All proposed light poles are also placed outside of the Greeley easement area.

**Site Traffic Impact: Active Since 2019**

The project’s anticipated traffic volume and impact on local infrastructure was studied by CDOT consultant before the first CUP application in 2019. The CDOT analysis found an approximately 1% increase in the daily traffic on Eastman Park Drive east of SH 257 and the consultant provided the following response: “Based on review of the projected traffic volumes by the Luminary Logistics site and the current traffic volumes on Eastman Park Drive east of SH 257, a new access permit is not warranted.” The amount



of trucks leaving the yard has decreased significantly since the start of the yard in 2020 and the peak outbounds in 2022 and 2023.

The traffic plan map is shown on the next page.

**Estimated Traffic Impact:**

The project's anticipated traffic volume and impact on local infrastructure was studied by CDOT consultant before the first CUP application in 2019. The CDOT analysis found an approximately 1% increase in the daily traffic on Eastman Park Drive east of SH 257 and the consultant provided the following response:

*"Based on review of the projected traffic volumes by the Luminary Logistics site and the current traffic volumes on Eastman Park Drive east of SH 257, a new access permit is not warranted."*

Because the amount of solar energy equipment entering the property has ceased and the solar energy equipment leaving the property has decreased since the conception of the project and the data used in the CDOT traffic analysis in 2019, the traffic impact of the solar infrastructure inventory yard will not unduly burden public infrastructure.

The traffic plan map is shown on the next page.



### Luminary Logistics Truck Route:

#### Cargo Origins:

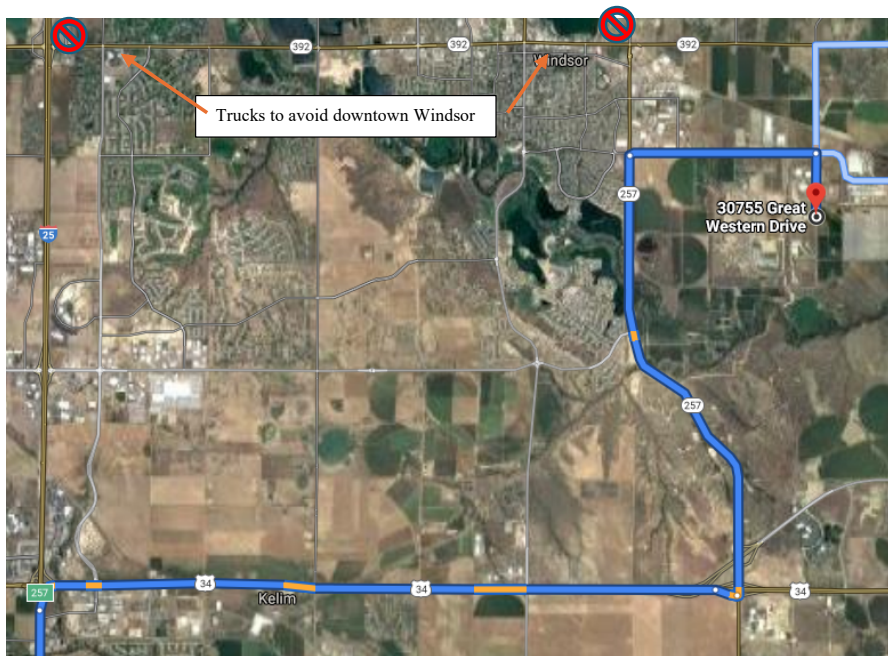
1. Union Pacific Rail Ramp – Denver, CO
2. Various warehouses in Denver and Aurora, CO.

#### Route:

1. I-25 North.
2. Exit 257 / US Route 34 East
3. CO-257 North
4. Eastman Park Drive East
5. Great Western Drive South
6. East into site
7. Alternative Routes North could include US-85.

#### Route Avoidance

1. Trucks will not use CO-392 through downtown Windsor.





**Security Details:**

The solar infrastructure inventory yard is secured in the following manner:

A chain link fence (8' high minimum) with 3-strand barbed wire and screening slats surrounds the entire property. There is a 1x 20' entrance gate secured via industrial blue-tooth lock that only approved personnel can access. Signs are installed at the property signifying the yard as a Foreign Trade Zone.

Light poles surround the property perimeter with LED lights mounted to the poles. Lights in sensitive areas are shielded to avoid spillover of light outside storage yard.

12 security cameras are installed along the fence-line/perimeter of the property. These cameras are monitored 24/7 by personnel that can deploy sirens and strobe lights to deter trespassers and notify local police and project personnel.

6 security cameras are installed within the property to monitor all activity. Signs at the property notify visitors and potential trespassers of the security measures in place. The light pole and camera placement map is shown on the next page.



The light pole and camera placement map is shown on the next page.







**Personnel Involved in Project & Site Access Plan for Visitors:**

Mr. Adam Bird – VP of Renewable Energy Projects  
Mr. Jay McConnell – Project Manager  
Mr. Thomson Silvers – Chief Operating Officer  
Mr. Todd Alexander – Chief Executive Officer

Luminary Logistics has full-time staff members on-site in Windsor, CO to carry out operations necessary for running and maintaining the storage yard. These personnel will only be on-site when operations are scheduled to take place – namely trucks delivering/picking-up solar infrastructure inventory from the storage yard. Truck operations will only take place during daytime hours (0800 – 1700 local time).

All personnel on-site wear PPE (pants, boots, high-visibility vest, gloves, safety glasses, and hard hat).

Employees and other individuals entering or exiting the site shall only use the designated access points (1x 20' gate at NE corner). Anyone entering or exiting the zone may be subject to physical examination as deemed necessary. Anyone entering the site for any reason shall adhere to the rules and regulations issued by Luminary Logistics.

Access to the site is by appointment arranged in advance only. A list of scheduled appointments is provided to the site personnel. All guests must sign in, display a guest badge and will always be escorted within the site. All guests must also sign out upon exiting the site. Guests are only allowed to enter and exit within one point of entry.

Each visitor is required to present picture identification to authorized personnel and wear a "Visitor" badge while on the site. A Visitor's Log is maintained by Luminary Logistics. The Visitor's Log contains the following information for each visitor permitted to enter the site: (a) Date, (b) Name, (c) Company, (d) Person Visited, (e) Purpose of the Visit, (f) Time In, and (g) Time Out.

**Summary:**

To allow the continued operation of the Luminary Logistics' solar infrastructure inventory operation, Luminary Logistics requests a new CUP with an initial one (1) year term with the ability to extend the CUP administratively for a subsequent one (1) year term.

Section 14-2-130(c) of the Windsor Land Use Code outlines three review criteria to obtain a CUP: (1) compliance with the Comprehensive Plan's goals and objectives; (2) the proposed development does not unduly burden on the existing public infrastructure; and (3) the proposal is compatible with the adjacent uses.



First, this renewable energy distribution facility and solar infrastructure inventory yard complies with the City's Comprehensive Plan goal of preserving the Great Western Industrial Park as a center for employment and manufacturing activity for the next 10-15 years. Second, as shown through the past four years, the existing public infrastructure is more than capable of meeting the needs of this project. Furthermore, the impacts of this facility on the existing public infrastructure will be less under this new CUP because the amount of renewable energy inventory on site will be less and the volume of trips in and out of the site will be fewer. Lastly, the storage and distribution of renewable energy equipment and inventory is compatible with the adjacent industrial uses within the Great Western Industrial Park, as evidenced by the success over the past six (6) years and previous two (2) unanimously approved CUP's and associated administrative extensions.

For the foregoing reasons, Luminary Logistics respectfully requests the approval of a new CUP.

October 23<sup>rd</sup>, 2025

Town of Windsor  
Planning Department  
301 Walnut Street  
Windsor, Colorado 80550

RE: Luminary Logistics Solutions (Formerly Central Oceans USA) 2025 application for Conditional Use Grant.

To Whom It May Concern:

I am writing this letter in support of Luminary Logistics Solutions' application for a Conditional Use Grant.

Over the last six years, Central Oceans USA (now operating as Luminary Logistics Solutions) has operated a unique storage and distribution facility at the Great Western Industrial Park under two prior Conditional Use Grants approved by the Town of Windsor. Luminary Logistics supports solar and renewable energy clients by offering alternative storage, distribution, and supply chain support to clients with cargoes less suitable for traditional indoor warehouse storage. During this time, Luminary Logistics has continued to be a great tenant and partner to the Great Western Industrial Park. They have paid rent in full and on time. They have kept the area within their property and the common roadway clean, and they have long since completed all the site improvement obligations included in the SPDA prior to the 2023 CUG approval.

Broe Real Estate Group is currently investigating required improvements (to the site) necessary to secure the use permanently (use by right). Luminary Logistics' application for a new CUG will allow them to continue with their operations, support both national and local accounts, and further continue their beneficial presence to our industrial park and community.

For these reasons we would kindly ask that you favorably consider their request for a new CUG.

Sincerely,



Dean Brown  
Senior Vice President – Industrial  
Broe Real Estate Group



# Conditional Use Permit

Luminary Logistics Solutions  
(Formerly Central Oceans)

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*Mark Price, Planner II*

*Planning Commission— November 19, 2025*



# Conditional Use Permit

Chapter 14 of the Municipal Code outlines the intent of the Conditional Use Permit process, including:

## **Sec. 14-2-130. Purpose.**

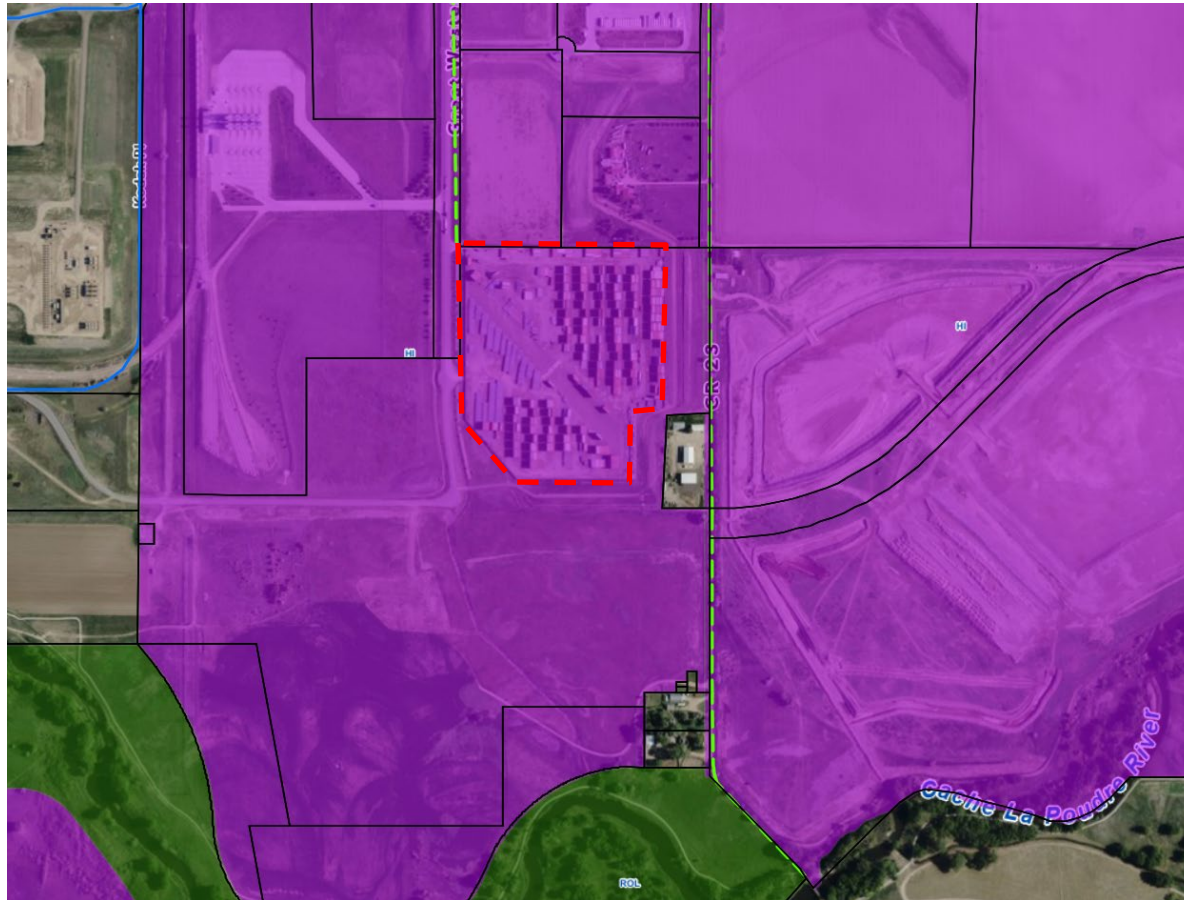
The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Chapter, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Chapter, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone. This process is specifically applicable to uses identified as conditional uses in particular zone districts.

# Site Vicinity Map





# Area Zoning Map









# Background

- Luminary Logistics Solutions (formerly Central Oceans USA) represented by Mr. Adam Bird, is submitting the following Conditional Use Permit (CUP) application to the Town of Windsor, Colorado in order to continue operation of a Foreign Trade Zone (FTZ) renewable energy distribution facility and solar infrastructure inventory yard in the Great Western Industrial Park.
- Luminary Logistics Solutions has held a CUP for this property and use since 2019. All conditions of the previous two CUPs and administrative extensions have been met. This includes the original 2-year CUP (2020 and 2021) with two, 1-year, administrative approvals (2022 and 2023), and the second CUP approved in 2023 for 2024, with a 1-year administrative approval expiring December 2025.



# Analysis

- 1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.**
  - The proposal of a shipping container storage yard is not specifically addressed as it relates to or complies with the Comprehensive Plan's goals and objectives and the Strategic Plan.
  
- 2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
  - No additional infrastructure is required with this proposal. There have been no complaints regarding the existing use.



# Analysis

### **3. The proposal shall demonstrate compatibility with adjacent uses.**

**Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.**

- The areas surrounding the use are quasi-developed; primarily heavy industrial zone district.
- The applicant has stated that the conditional use is for the continuation of use to accommodate a container storage yard for renewable energy distribution facility and solar infrastructure inventory.
- Landscaping remains in good condition.
- The site will not be modified from existing conditions.



# Conditional Use Standards & Requirements

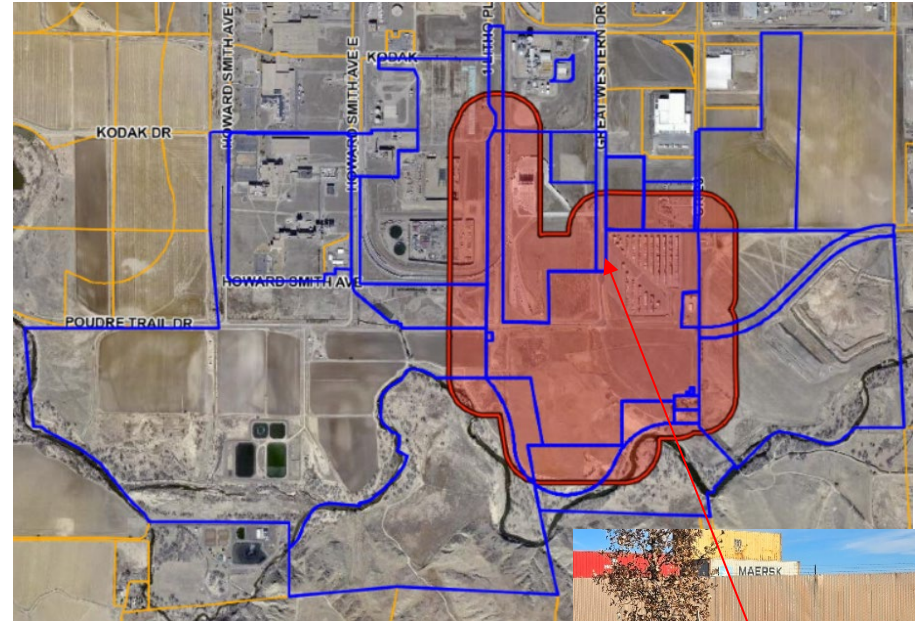
The existing conditional use mitigates the temporary use in the following manner:

1. The **character** and the **quality of the area** in which the use will be located.
2. The **physical appearance** of the use, including suitability of architecture, landscaping.
3. Appropriate **location of the building or buildings** on the lot.
4. Adequate **provision of parking, loading and circulation** facilities.
5. Potential effect of the use upon **off-site vehicular/pedestrian traffic circulation**; potential traffic congestion.
6. Potential effect of the use on **storm drainage** in the area.
7. Adequacy of **planting screens** where necessary.
8. Provision of **controls to avoid hazardous conditions** or eliminate air / water pollutants, other noxious influences.
9. The **general compatibility** of the proposed use with the area in which it is to be located.

# Notification

Notifications for this meeting were as follows:

- November 7, 2025 – legal notices posted on the Town of Windsor website.
- November 4, 2025 – development review sign posted on the property.
- November 8, 2025 – legal ad published in the local newspaper.
- November 6, 2025 – affidavit of letters mailed to property owners within 500 feet.





# Review Criteria, Conditions of Approval & Time Limits

## **(c) Review Criteria.**

- (1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.
- (2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- (3) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

**(d) Conditions of Approval.** The decision-making body may impose conditions on a proposed conditional use to ensure compatibility and to ensure that potential adverse impacts on surrounding uses, properties, public health or safety, the environment, or the district will be substantially mitigated. Conditions of approval shall be binding on the applicant, the applicant's successors and assigns, and shall run with the land.

**(e) Conditions for Time Limits/Review.** The decision-making body may impose time limits on conditional uses and require regularly scheduled reviews of approved conditional uses.

# Recommendation & Record

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Conditional Use Permit (CUP) application, with the condition that a site plan for a permanent permitted use be completed within one year of the CUP approval date, and no further extensions granted.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Recommendation



# Thank You

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# Questions



# Review Criteria, Conditions of Approval & Time Limits

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**(e) Conditions for Time Limits/Review.** The decision-making body may impose time limits on conditional uses and require regularly scheduled reviews of approved conditional uses.



## MEMORANDUM

**Date:** November 19, 2025  
**To:** Planning Commission  
**From:** Mark Price, Planner 1  
**Re:** Recommendation to Town Board - Conditional Use Permit to allow a shipping container storage yard and building located in the Heavy Industrial (HI) zone district for Great Western Industrial Park Subdivision 7th Filing, Lot 5, (30755 Great Western Drive) - Adam Bird, Applicant, VP of Renewables Luminary Logistics Solutions, LLC; Dean Brown, Owner Representative, Broe Real Estate  
**Item #:** C.2.

**Background / Discussion:**

Please refer to public hearing item materials.

**Financial Impact:**

N/A

**Relationship to Strategic Plan:**

See staff memo.

**Recommendation:**

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the Conditional Use Permit (CUP) application, with the condition that a site plan for a permanent permitted use be completed within one year of the CUP approval date, and no further extensions granted.

**CC:**

Scott Ballstadt, Planning Director  
Carlin Malone, Planning Manager  
Kim Mihm-Baker, Deputy Town Attorney

**Attachments:**