



Planning Commission Regular Meeting

November 19, 2025 - 7:00 PM

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

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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
John Neal
Nancy Frase

Absent: Ben Kirch
Jordan Spight

Also Present: Town Board Liaison Hallett
Carlin Malone, Planning Manager
Mark Price, Planner II
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

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, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chair Reddick opened the meeting for public comment on items not on the agenda, to which there were none.

B. CONSENT CALENDAR

1. Approval of the November 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, John Neal, Nathan Kinney, 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 - 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

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.

Mark Price, Planner II, presented to the Planning Commission.

Chairman Reddick opened the floor to public comment.

Colleen Blanks of 30523 County Road 23, expressed concern about the continual extensions of what was meant to be a temporary use. She noted that the permit had previously expired in 2024 with a year lapse before this current request and questioned whether the facility should be allowed to continue without building a permanent structure.

Greg Stieben of 30801 County Road 23 stated that as the property owner immediately east of the container yard, he was the most affected by the 30-foot wall of containers blocking his view. While he didn't object to the business operating, he questioned the definition of "temporary" and noted that many of the containers appeared to be empty.

John Demianycz of 30525 County Road 23 echoed concerns about empty containers and the length of extensions. He suggested that if extensions continue to be granted, the containers should at least be kept at a lower height and behind the fence where they would be less visible.

Adam Bird, the applicant, addressed some of the public's concerns and Dean Brown, owner representative, spoke about the site plan review and maintenance of the site.

Chairman Reddick opened the meeting to Planning Commission questions and comments.

Commissioner Frase asked about the long-term plan and a potential warehouse building, to which Adam Bird, the applicant, answered. Commissioner Frase asked additional questions about maintenance of the container yard, to which Mark Price, Planner II, answered.

Commissioner Nader requested clarification about administrative extensions and whether outdoor storage could become the primary use. Mark Price, Planner II, explained that no further administrative extensions would be allowed, and that outdoor storage must be secondary to a principal use under the code.

Commissioner Hassard expressed concern about the change in direction from the 2023 meeting, questioned the compatibility of stacked containers with the zoning code and suggested setbacks, height restrictions, and safety measures needed further consideration if this type of facility was to become permanent.

Commissioner Neal inquired about the initial start-up and inventory, to which Adam Bird, the applicant, answered. Commissioner Neal then asked about the perspective of adjacent property owners, to which John Demianycz of 30525 County Road 23 responded.

Dean Brown, owner representative, spoke about future development of the site and addressed previous comments made by the Planning Commissioners.

Commissioner Nadar asked questions about extensions and structure requirements, to which Mark Price, Planner II, answered. Chairman Reddick asked about the current inventory levels, stacking heights and future use, to which Adam Bird, the applicant, answered. Chairman Reddick also asked for clarification on administrative approval and structure requirements, to which Carlin Malone, Chief Planner, and Mark Price answered. Commissioner Hassard asked about accessory dwellings and square footage, to which Carlin Malone and Mark Price answered. Commissioner Frase inquired about code requirements relating to the applicant's business model, to which Carlin Malone answered. Chairman Reddick asked a question about future requests, to which Carlin Malone answered. Commissioner Neal inquired about the size of the property, to which Mark Price answered. Commissioner Hassard asked about the process if the Planning Commission did not forward a recommendation of approval to Town Board, to which Chairman Reddick answered.

Dean Brown, owner representative, spoke about the appearance of the property and long-term plans. Adam Bird, the applicant, explained business operations.

Chairman Reddick closed the public hearing.

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

Please refer to public hearing item materials.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for a Condition Use Permit to allow a shipping container storage yard and building located in the Heavy Industrial zone district for Great Western Industrial Park Subdivision 7th Filing, Lot 5, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, Maxwell Nader, John Neal, Nathan Kinney; Nays - David Hassard, Nancy Frase; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None.

2. Communications from Town Board Liaison

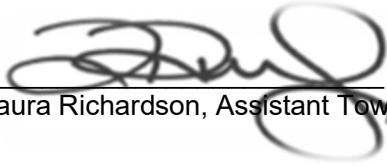
Town Board Liaison Hallett provided an update on the Windsor Downtown Alliance, Chimney Park field lighting and performance reviews.

3. Communications from Staff

Carlin Malone, Chief Planner, thanked the Planning Commission for their discussion.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:26 p.m.



Laura Richardson, Assistant Town Clerk