



Planning Commission Regular Meeting

October 19, 2022 - 7:00 PM

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

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MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present: Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Roger Colonnese
Timothy Reddick
Cindy Beemer
David Hassard

Absent: Jose Valdes
Maxwell Nader

Also Present: Town Board Liaison Tallon
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
Kimberly Lambrecht, Planner II
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Deputy Town Clerk

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

Planning Commissioner Bushelman moved to approve the agenda as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Approval of the September 21, 2022 Planning Commission Regular Meeting Minutes - K. Frawley, Town Clerk

Meeting minutes from the September 21, 2022 Planning Commission Regular Meeting

Planning Commissioner Beemer moved to approve the consent calendar as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative

The applicant, Mr. John Donaldson, owner, represented by Ms. Kristin Turner of TB Group (Birdsall Group) has submitted an application for a preliminary major subdivision for the Trevenna Subdivision located on the northeast corner of North15th Street and the Jacoby Road alignment, southwest of the Great Western Railway. The subdivision encompasses approximately 79 acres and is zoned Single Family Residential-Two (SF-2). The proposed subdivision includes 262 single family residential lots (maximum), detached and attached dwellings (duplexes), with tracts for open space/drainage and a pocket park.

Chairman Schick opened the meeting for public questions or comments.

David Roberts 1366 Fairfield Ave, Windsor addressed the Commission regarding setbacks, and traffic concerns.

John Niel 1072 Grand Ave, Windsor addressed the Commission regarding the street name, and traffic concerns.

Jeff Moore 1222 Crescent Dr, Windsor addressed the Commission regarding walking paths, and traffic concerns.

Ralf Townsend 1069 Grand Ave, Windsor addressed the Commission regarding traffic concerns, and speed limits.

Commissioners asked questions of the staff and the applicant.

Planning Commissioner Bushelman moved to close the public hearing, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

2. Request for Approval - Preliminary Major Subdivision - Trevenna Subdivision - John Donaldson (WNDSR15), owner and applicant/ Kristin Turner (TB Group), applicant's representative

Please refer to information provided with the public hearing item.

Planning Commissioner Beemer moved to approve the Preliminary Major Subdivision as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

3. Public Hearing - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)

The owner/applicant Mr. Steve Pfister of Horton Feedlots, LLC, represented by Mr. John Beggs of Russel Mills Studio, has submitted an application for a final major subdivision plat known as Fossil Creek Ranch Subdivision Third Filing. The Fossil Creek Ranch property is generally located approximately ½ mile north of State Highway 392, between Interstate 25 and Larimer County Road 5.

Commissioners asked questions of the staff and the applicant.

Planning Commissioner Bushelman moved to close the public hearing, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

4. Recommendation - Final Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing - Steve Pfister, Horton Feedlots LLC (Owner/Applicant), John Beggs, Russell Mills Studio (Applicant's Representative)

Please refer to previous item for background information.

Planning Commissioner Beemer moved to forward a recommendation to Town Board for the Final Major Subdivision as presented , Planning Commissioner Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Cindy Beemer, David Hassard; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

None

2. Communications from Town Board Liaison

Town Board Liaison Tallon reported on the archery ribbon cutting, and the Town Board Work Session regarding utility rates and fee update.

3. Communications from Staff

None

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:20 p.m.



Kaitlyn Cinnamon, Deputy Town Clerk

