



Planning Commission Regular Meeting

April 15, 2026 - 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

1. Roll Call

Present: Chairman Reddick
Vice-Chair Nader
David Hassard
Ben Kirch
Maxwell Nader
Jordan Spight
John Neal
Victor Tallon (alternate)

Absent: Secretary Kinney

Also Present: Nancy Frase (alternate)
Jason Hallett, Town Board Liaison
Scott Ballstadt, Director of Planning
Carlin Malone, Planning Manager
Sandra Mezzetti, Senior Planner
Kim Mihm, Deputy Town Attorney
Mark Price, Planner II
Rece Lampe, Digital Communications Supervisor
Penny Mascarenas, Assistant Town Clerk

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

Planning Commissioner Tallon moved to approve the agenda as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal; Nays – none; motion passed.

3. Public Invited to be Heard

Chairman 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 April 1, 2026 Planning Commission Regular Meeting Minutes - P. Mascarenas, Assistant Town Clerk

Planning Commissioner Tallon 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, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Jordan Spight, John Neal; 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 non-voting 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 on the evidence presented during the Town Board public hearings."

C. BOARD ACTION

1. Public Hearing - A request for a Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than 2.5 acres within the Estate Residential (ER) zone district for Westwood Village Subdivision 7th Filing, Lot 16 (636 Southwood Lane) - Adam Luckeroth, Applicant/Property Owner

The applicant and property owner, Mr. Adam Luckeroth, residing at 636 Southwood Ln., is requesting that the Planning Commission consider an application for a Conditional Use Permit (CUP) to allow for the keeping of animals on a lot smaller than the required 2.5 acres in the Estate Residential (ER) zone district. Mr. Luckeroth currently has goats on the property and would like to either maintain the goats, or remove the goats and add two horses on the property. The application addresses goats only. The applicant followed up to amend the request to either allow six goats or two horses. He wishes to keep animals on the property indefinitely, which would not be permitted by the Town's Municipal Code.

Staff prepared alternative recommendations for the Planning Commission's consideration and forwarding to the Town Board. These alternatives include allowing the temporary keeping of either the existing animals (six goats) or the two requested horses on the property, with conditions; allowing such keeping indefinitely without conditions; or denial of the request. Accordingly, staff outlined these options in the recommendation section for the Commission's consideration.

During public comment, Dwight Mallory of 620 South Lane, the adjacent neighbor to the north, testified in opposition to the permit. He disputed claims of continuous animal presence and detailed ongoing property damage from goats eating his landscaping, particularly lilac bushes. Mallory stated the goats continue to be a nuisance, appearing on his property at least once daily and sometimes multiple times per day, with damage occurring as recently as 5:30 PM that afternoon. He submitted written comments requesting denial of the permit and indicated his attorney also submitted separate comments.

Joe Kingry of 635 Southwood Lane spoke in support of the conditional use permit, stating that the livestock contributes to the uniqueness and quality of their neighborhood and that the lot was originally purchased with the agreement for livestock.

Planning Commissioners asked a number of clarifying questions directed at town staff, the applicant, and Mr. Mallory in order to understand the history of animals on the property in accordance with code both prior to and after 2020, when the code was amended.

Chairman Reddick closed the public hearing.

2. Recommendation to Town Board - Consideration of a request for a Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than the required 2.5 acres within the Estate Residential (ER) zone district for Westwood Village Subdivision 7th Filing, Lot 16 (636 Southwood Lane) - Adam Luckeroth, Applicant/Property Owner

Upon discussion of the information and testimony presented Planning Commissioner Kirch moved to deny the request for a Conditional Use Permit to allow for the temporary keeping of animals on a lot smaller than the required 2.5 acres within the Estate Residential zone district for Westwood Village Subdivision 7th Filing. Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, John Neal; Nays – Jordan Spight, motion passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Neal and Commissioner Kirch will be absent for the May 6, 2026, meeting. Chairman Reddick has a conflict with the May 20, 2026, meeting and may be absent.

2. Communications from Town Board Liaison

Mr. Hallett announced two upcoming Historic Preservation Commission events: a presentation at Peculiar Ales on May 2nd from 9:00-10:30 AM in a “coffee with the Mayor” style format, and a booth at the farmer's market on June 6th to celebrate the town's 150th anniversary.

3. Communications from Staff

- a. Town of Windsor Housing Needs Assessment - S. Mezzetti, Senior Planner

Ms. Mezzetti indicated this is an informational item only at this time. She encouraged attendants to log on to the Windsor Housing Needs Assessment and Housing Action Plan Virtual Open House April 16, 2026.

E. ADJOURN

The meeting was adjourned at 9:03 p.m.



Penny Mascarenas, Assistant Town Clerk