



Planning Commission Regular Meeting

July 1, 2026 - 7:00 PM

Kyger Room, 200 N. 11th St. Windsor, CO 80550

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MINUTES

A. CALL TO ORDER

1. Roll Call

Present: Chairman Reddick
Vice-Chair Nader
David Hassard
Ben Kirch
Nancy Frase (alternate)
Victor Tallon (alternate)

Absent: Secretary Kinney
Jordan Spight
John Neal

Also Present:
Jason Hallett, Town Board Liaison
Carlin Malone, Planning Manager
Sandra Mezzetti, Senior Planner
Kim Lambrecht, Long Range Planner
Kim Mihm, Deputy Town Attorney
Omar Herrera, Deputy Director of Engineering
Scott Pearson, Transportation Engineer
Rece Lampe, Digital Communications Supervisor
Brock Gutierrez, Application Systems Admin
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 Kirch 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, Nancy Frase; 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 15, 2026, Planning Commission Regular Meeting Minutes - P. Mascarenas, Assistant Town Clerk

Planning Commissioner Kirch moved to approve the consent calendar as presented. Planning Commissioner Nader seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase; Nays – none; motion passed.

C. BOARD ACTION

1. Recommendation to Town Board – Large Retail Establishment Major Site Plan – Jacoby Farm Subdivision 5th Filing, Lots 1,2 and 4 – Walmart Super Center – Walmart, Inc. Owner, Spencer Hymas, Galloway & Company, LLC, Applicant

Long Range Planner Kimberly Lambrecht presented the item in detail, and Spencer Hymas with Galloway provided supporting comments.

Chairman Reddick clarified that this agenda item does not constitute a final approval and does not require a public hearing under the Municipal Code. In the interest of public transparency, the Commission agreed to receive public comment.

25 people spoke, stating their main concerns regarding large trucks and overnight parking, increased traffic, insufficient barrier landscaping, energy usage and wildlife conservation. Spencer Hymas of Galloway offered several clarifications on behalf of the applicant, addressing business hours, lighting, landscaping and consulting with Colorado Parks and Wildlife regarding conservation.

Chairman Reddick closed the meeting to public comment.

Commissioner Nader asked clarifying questions regarding lighting, a noise study, traffic and the provision of utilities. Transportation Engineer Scott Pearson and Ms. Lambrecht answered these questions. Ms. Lambrecht also offered some explanation regarding concerns from the public, including existing trees, the opportunity for solar panel installation and future development in the area needing to have approved site plans and code standards.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for a Large Retail Establishment Major Site Plan – Jacoby Farm Subdivision 5th Filing, Lots 1,2 and 4 – Walmart Super Center, Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas – Timothy Reddick, Victor Tallon, David Hassard, Ben Kirch, Maxwell Nader, Nancy Frase; Nays – none; motion passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Kirch noted that he will be absent from the July 15, 2026, Planning Commission regular meeting.

2. Communications from Town Board Liaison

Town Board Liaison Jason Hallett advised there will be no Coffee with the Mayor event in July. He also noted the Town's Strategic Plan public outreach session had been held the previous Monday and received public participation.

3. Communications from Staff

Ms. Lambrecht communicated that the Town Board chambers will be open for business on July 13, 2026, and the Town Board meeting regarding the Walmart site plan will be held at Town Hall, as well as future Planning Commission meetings.

She stated that a sign code update is in progress, and a joint work session with the Town Board is anticipated for August 17, 2026.

E. ADJOURN

The meeting was adjourned at 8:55 p.m.

A handwritten signature in blue ink, appearing to read "P. Mascarenas", is written over a light blue circular stamp.

Penny Mascarenas, Assistant Town Clerk