



Planning Commission Regular Meeting

November 2, 2022 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit
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MINUTES

A. CALL TO ORDER

Chair 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 Jose Valdes Cindy Beemer
Also Present:	Town Board Liaison Tallon Town Board Member Cline Scott Ballstadt, Planning Director Kim Emil, Assistant Town Attorney Kimberly Lambrecht, Planner II Ben Bodiker, Visual Media Coordinator Karen Frawley, 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 written, Planning Commissioner Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Jerry Bushelman, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Approval of the October 19, 2022 Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk

Approval of October 19, 2022 Meeting Minutes

Planning Commissioner Beemer moved to approve the consent calendar 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, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

C. BOARD ACTION

Town Board Liaison Tallon stated "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."

1. Public Hearing – Preliminary Major Subdivision – Hoehne Subdivision 3rd Filing – Continental Properties Company Inc. (Brett Mozzetti), Owner/Applicant; Manhard Consulting (Chris Shandor), Applicant's Representative

The applicant, Brett Mozzetti, on behalf of Continental Properties Company Inc, has submitted a preliminary major subdivision plat known as Hoehne Subdivision 3rd Filing. The property encompasses approximately 13.24 acres and is zoned Residential Mixed Use (RMU-1). The project site is located to the north and west of the intersection of 15th Street and Walnut Street.

Chair Schick opened up the public hearing.

Jo Ann Finnegan from 1525 Walnut Street addressed the commission regarding the park at 15th Street and Walnut, water rights on adjoining property, traffic concerns, and completing Wood Road.

Steve Osborne from 510 Lakewood Court addressed the commission regarding traffic concerns if allowing left turns onto 15th Street and parking issues.

Rich Kaberline from 514 Springwood Court addressed the commission and stated that because of the desire to keep Windsor a small town, this project should be scaled down to a smaller project.

Discussion ensued between the Commissioners, staff, and the applicant.

Commissioner Bushelman stated that he does not like the high density adjacent to a single family development. In addition, believes it is bad design and bad policy to have high density apartment complex dumped into an existing single-family neighborhood. Commissioner Bushelman stated that he cannot support it unless 16th Street is completed as part of the project and Wood Drive becomes a private driveway and there is no access from the complex to the subdivision. Commissioner Bushelman stated that unless those items are part of the project, he will vote no.

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, Jose Valdes, Cindy Beemer; Nays - None; Motion Passed.

2. Recommendation - Preliminary Major Subdivision – Hoehne Subdivision 3rd Filing – Continental Properties Company Inc. (Brett Mozzetti), Owner/Applicant; Manhard Consulting (Chris Shandor), Applicant's Representative

Please refer to discussion information on the previous item.

Discussion ensued between the Commission and staff.

Planning Commissioner Beemer moved to approve the preliminary major subdivision as presented with the consideration of the retaining wall height and fencing height, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Doug Dennison, Roger Colonnese, Timothy Reddick, Jose Valdes, Cindy Beemer; Nays - Jerry Bushelman; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Bushelman had some questions about development fees and some discussion ensued with staff.

2. Communications from Town Board Liaison

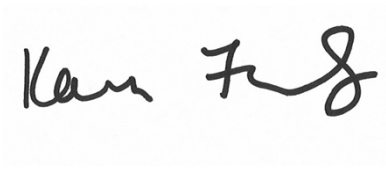
Town Board Member Tallon reported that the Town Board had a work session on impact fees and the Town Board will be approving an increase to those fees. Future Legends had a ribbon cutting for the dome.

3. Communications from Staff

Per Mr. Ballstadt, Future Legends is currently working on the rough ends for the dorms and will be working on the sports flooring on the side of the dome that is not turf.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:30 p.m.

A handwritten signature in black ink, appearing to read "Karen Frawley". The signature is written in a cursive, flowing style.

Karen Frawley, Town Clerk