



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**WORK SESSION MINUTES
March 4, 2019**

The Planning Commission for the Town of Wellington, Colorado, met on March 4, 2019, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 6:00 p.m.

Commissioners Present: Bert McCaffrey, Chairperson
Bonnie Dawdy
Dan Sattler
Tim Whitehouse

Commissioners Absent: Barry Friedrichs
Rebekka Kinney
Troy Hamman

Town Staff Present: Cody Bird, Town Planner
Patty Lundy, Development Coordinator

Work Session

Cody Bird, Town Planner provided maps of the Town's current zoning districts and another map with all Transitional zoning districts highlighted. Bird explained that the Transitional zoning designation as presently defined in the Town's codes does not provide positive direction for what these areas are intended to become, making it difficult for prospective buyers and surrounding property owners to know what to expect.

Other zoning district designations were discussed for what the Transitional Districts might become in the future. The suggestion was also made that the Comprehensive Plan update process to start later this year would be helpful in better defining the Town's district standards.

Respectfully Submitted by:


Patty Lundy
Development Coordinator



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**REGULAR MEETING MINUTES
March 4, 2019**

The Planning Commission for the Town of Wellington, Colorado, met on March 4, 2019, at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

Commissioners Present: Bert McCaffrey, Chairperson
Bonnie Dawdy
Dan Sattler
Tim Whitehouse

Commissioners Absent: Barry Friedrichs
Rebekka Kinney
Troy Hamman

Town Staff Present: Cody Bird, Town Planner
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

5.A. Regular Meeting Minutes of January 7, 2019

- Planning Commission Meeting Minutes from January 7, 2019
Moved by Sattler, seconded by Dawdy to approve the minutes as presented.
Motion passed. Commissioner Whitehouse abstained.

6. NEW BUSINESS

6.A. Conditional Use – Small Animal Veterinary Clinic at 3738 Cleveland Ave.

Cody Bird, Town Planner introduced the staff report. He explained the history of other commercial animal establishments within the Town, prior use of the subject property, and the applicable zoning code provisions for the C-2 Downtown District. He identified that the C-2 zoning does not list veterinary facilities as a permitted use, or as a conditional use. If the Planning Commission chose to recommend approval of the conditional use, conditions of approval should be adopted to mitigate zoning concerns. However, staff did not support approval of the proposed use based on the zoning code requirements as well as the preferred vision for the downtown identified in the Comprehensive Plan.

Kevin Huffman, applicant, shared what he planned to do if the use was approved.

- He is a resident of the town and wants to operate the business in his community. He wants the business to contribute to his community and to be a good addition to the downtown.
- There would be significant investment costs to improve the existing building to accommodate a business, and he is prepared to make that investment to the building. In addition to the costs of bringing the building up to current standards, he will also have over \$250,000 in equipment and retail goods at this location.
- He wants to be a good neighbor and active participant in the downtown, including building partnerships with other local merchants to help get clients into establishments.
- The proposed facility would only take small animals and there would be no boarding operations. Huffman shared other information relating to hours of operation, outdoor maintenance, soundproofing walls to minimize impacts to neighbors, and customer parking.

Commissioner McCaffrey asked if they had looked at other locations and if they had a name yet?

- Huffman responds that they looked at empty lots, but the costs are so much more. They also toured the Miramont building but there would be a lot of walls to knock down and is 5,000 square feet. There was also a small place by Wellington Vet Clinic but thought that location was too close to the current vet clinic. The business name being considered is "To The Point Vet Clinic."

Commissioner Sattler asked what percentage of the building would be vet hospital and how much would be retail?

- Huffman said that they were looking at doing about 3 percent of the building to hold the retail up front with food, treats, and toys. There would be an exam room and a surgery room.

Commissioner Whitehouse asked if there would be any ADA parking requirements?

- Bird said that existing structures meet ADA requirements differently than new construction. The parking space in this instance would not need to be a requirement.

During the public hearing portion, Wendell Nelson and Mary Gray spoke in opposition to this conditional use. Comments included:

- There are potential parking issues with the parking lot next door to this location being developed someday.
- Agrees with the zoning. The zoning was created for a reason.
- There are better locations.

During the public hearing portion Philip Redman, Alex Rocha, Chuck Laelle, Erick Junyen, JC Cox, Patty Kummon, MJ Upham and Kristen Cox spoke in favor of this conditional use. Comments included:

- The cost per square foot for a new building is expensive compared to finding something that is already built.
- The business would give a great learning experience for youth to learn about vet clinics.
- The applicants who would be running the business are nice and wonderful to work with. They would be great to have working in our community.
- Several individuals were looking for a new vet option and competition within the community helps keep the price down and owners honest.
- Parking availability is an issue for any business downtown, and should not be used as a reason to not support this business.

Commissioner Sattler moved to approve the conditional use to allow a small animal veterinary clinic at 3738 Cleveland Avenue, subject to conditions. **Commissioner Whitehouse** seconded the motion. Motioned failed with a tie vote 2 to 2.

This matter will go before the Town Board on March 26th, 2019.

6.B. Revised Site Plans – Outlot B, Columbine Estates

Cody Bird, Town Planner gave the information for the revised site plan. The following points were highlighted:

- Staff had wrestled with how to proceed with issuing a Certificate of Occupancy when there were minutes from a Planning Commission meeting in June of 2017 with a depiction of a stone masonry facade and what was constructed does not have that feature.
- The applicant also is requesting to update their landscaping plan. The site plan that was originally approved did not include an adequate landscape plan. There was a page that did show 10 trees along GW Bush Avenue and shrubs.
- It seems that the original review did not truly get a full review of the site plan to include the exterior design, landscaping, lighting, drainage and other site elements.
- The lighting plan has been revised to meet what the 2017 minutes required.
- Staff recommends the Planning Commission approve the revised landscaping plan as presented and to deny the request to modify the building material changes.

Matt Stains, the applicant provided the following comments:

- He remembers the picture with the stone but mentions that it says that it could change.
- Provided pictures of other buildings close to his that don't have stone on them.
- This would be a huge financial burden, as well as very timely to change because the windows would have to be removed to provide a good water seal.
- He already has 75% of the building leased out and to wait longer for the Certificate of Occupancy would cause a hardship.

Commissioner McCaffrey asked if there is something that could be added to it or if it could be painted a different color?

- Stains replied that paint doesn't adhere well to the galvanized finish already on the building and that it likely would not last very long.

Commissioner Whitehouse moved to approve the revised landscaping plans for Outlot B, Columbine Estates and to approve the request to modify the building material changes to allow the wainscot as galvanized metal finish, as presented. **Commissioner McCaffrey** seconded the motion. The motion passed.

6.C. County Referral – 80 ft. Wireless Communication Tower at I-25 & Mountain Vista Drive

Cody Bird, Town Planner shared a development referral from Larimer County. The County had received a request to construct an 80-foot monopole wireless tower located closed to Mountain Vista Golf Course. It will more than likely be designed to resemble a pine tree.

Commissioner Dawdy asked if the monopole that was interested in being in Wellington will look like a tree?

- Bird replied no, the monopole proposed in Wellington will not look like a tree.

There was discussion about if there needed to be a vote or how to respond to the County request. Bird suggested that staff would communicate to the County that the Town received the information and had no concerns with the proposal at this location.

6. ANNOUNCEMENTS

- The Town will be working with a company called Buxton who will provide the Town information and contact information for 20 business leads a year for businesses that have the potential to be interested in locating to Wellington.
- The Town is also working on hiring an Economic Development position. There are currently 3 candidates interested in the position.

7. ADJOURNMENT

Moved by Dawdy, seconded by Whitehouse to adjourn the meeting at 8:45 p.m. Roll call was taken, and the motion passed.

Respectfully Submitted by:



Patty Lundy
Development Coordinator