



## TOWN OF WELLINGTON

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### PLANNING COMMISSION

March 1, 2010 MEETING  
7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

### AGENDA

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#### CALL TO ORDER / ROLL CALL

#### ADDITIONS OR DELETIONS FROM THE AGENDA

#### PUBLIC COMMENT

Public invited to be heard on (items not on Agenda)

#### PRESENTATIONS

#### CONSENT AGENDA

Planning Commission Meeting Minutes from February 1, 2010

#### NEW BUSINESS

1. Preliminary Plat – Pieper Subdivision of Lebsack Annexation #2
2. Site Plan – Additional Building at Advanced Tank
3. Amendments to Permitted uses in Industrial Zoning

#### TOWN ADMINISTRATOR UPDATE

#### SCHEDULE WORK SESSION

#### OTHER

#### ADJOURN

**PLANNING COMMISSION MEETING  
MINUTES  
March 1, 2010**

The Planning Commission for the Town of Wellington, Colorado, met on March 1, 2010 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:02 p.m.

COMMISSIONERS PRESENT: BERT MCCAFFREY, LARRY NOEL, DAVID NOE, TRAVIS VIEIRA and WAYNE STERLER

COMMISSIONERS ABSENT: BARRY FRIEDRICHS

PRESIDING: CHUCK MAYHUGH, CHAIRMAN

ALSO PRESENT: LARRY LORENTZEN, TOWN ADMINISTRATOR  
CYNTHIA SULLIVAN, DEPUTY CLERK

Additions or Deletions from the Agenda

None

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Public to be heard on non-agenda items

None

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Presentations

None

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Consent Agenda:

Planning Commission Meeting minutes from February 1, 2009.

COMMISSIONER MCCAFFREY MOVED AND COMMISSIONER STERLER SECONDED to approve the consent agenda. Roll call was taken and the motion passed unanimously.

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NEW BUSINESS

1. Preliminary Plat – Pieper Subdivision of Lebsack Annexation #2

Jim Pieper, applicant, said the reason for the subdivision of this property is to put in the poultry processing plant.

Chairman Mayhugh asked why the roads are not using the definition Public Right of Way. Mr. Lorentzen said they are public access roads. They are privately maintained because they are not built to town standards. He said the recommendation is that the plat shows the road with their names not as Private Road and also label the Access and Utility Easement in of Emergency Access Easement.

COMMISSIONER NOEL MOVED AND COMMISSIONER NOE SECONDED to accept preliminary plat Pieper Subdivision of Lebsack Annexation #2. Roll call was taken and the motion passed unanimously.

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2. Site Plan – Additional Building at Advanced Tank

Will Welch, representing Advanced Tank, said the proposal is to consolidate all the office workers into one single floor building on the property.

Chairman Mayhugh asked if they were going to take down any of the other buildings. Mr. Welch said they would not be removing any of the other buildings at this time.

Chairman Mayhugh was concerned that there would not be enough parking if 83 people were to be employed. His calculation was based on the square footage of the building. Mr. Lorentzen explained that parking for warehouse buildings is 1 space for each employee.

Chairman Mayhugh asked if the building would have an interior sprinkler system. Mr. Welch said it would.

Chairman Mayhugh wondered why the building was oriented to face the north wind. Mr. Welch said they were looking for the best way to put in the parking lot so it would get sun.

Mr. Lorentzen said the applicant is asking for relief of landscaping and paving of the parking lot. He suggested that the Planning Commission set deadlines if relief is approved. Mr. Welch said they would like to wait to put in the landscaping until next spring and pave the parking lot the following spring. He said they want to landscape the entire campus not just the building.

Commissioner McCaffrey asked if they would have to come back to the Commission for approval of the landscape plans. Mr. Lorentzen said the plans could be approved administratively, by checking to make sure they meet town standards.

Commissioner Noe asked what the time frame is on completion of the building. Mr. Welch said about seven months.

Commissioner Noe asked what kind of guarantee the town would have to make sure the landscaping is completed. Chairman Mayhugh suggested that the landscaping plan be approved before a CO is issued on the building.

COMMISSIONER NOE MOVED AND COMMISSIONER MCCAFFREY SECONDED to approve the site plan for additional building at Advanced Tank with conditions that the landscaping be complete by June of 2011 and the parking lot paving is complete prior to June of 2010. Roll call was taken and the motion passed unanimously.

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### 3. Amendments to Permitted uses in Industrial Zoning

Mr. Lorentzen said he has two alternates.

Alternate 1	Alternate 2
Prohibit – Poultry Slaughtering & Processing	Conditional use – Poultry Slaughtering & Processing
Prohibit – Feedlots	Prohibit – Feedlots
Prohibit – Petroleum Refining	Prohibit – Petroleum Refining
Prohibit – Blast Furnaces, and Rolling and Finishing Mills	Prohibit – Blast Furnaces, and Rolling and Finishing Mills
Prohibit – Electric Power Generation for distribution	Prohibit –Electric Power Generation for distribution
Prohibit – Animal Slaughtering	Prohibit –Cattle, hogs, sheep and lambs slaughtering and processing

Prohibit – Animal Oil and Fat Rendering	Prohibit –Animal Oil and Fat Rendering

Chairman Mayhugh suggested also prohibiting processing and or packaging of animal or plant parts and or materials for human or animal consumption. Mr. Lorentzen said that would include the meat department at a grocery store. Chairman Mayhugh had a concern about allowing the processing of dog food. Commissioner Noe suggested that item 6 be changed to include all animal rendering.

Commissioner Noel suggested taking processing off of item 5 alternate 2 and for the condition use.

COMMISSIONER MCCAFFREY MOVED AND COMMISSIONER NOE SECONDED to recommend to Board of Trustees to approve Alternate 2 with changes to industrial zoning. Roll call was taken and the motion passed unanimously.

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Town Administrators Update

Mr. Lorentzen updated the Commission on the following items.

- BHA asked for Work Session on the 15<sup>th</sup> of March. This would be a special meeting.
- Miramont – Moving Forward
- Building Permits are picking up

Chairman Mayhugh asked if there was any action on the master plan. Mr. Lorentzen said it will probably be a while before it comes back because the County is looking at storm drainage boundaries.

Schedule Work Session

No work session was scheduled. A special meeting was scheduled for March 15, 2010.

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Other

None

COMMISSIONER MCCAFFREY MOVED AND COMMISSIONER STERLER SECONDED to adjourn at 7:50pm. Roll call was taken and the motion passed unanimously.

ATTEST:

Cynthia Sullivan, CMC  
Deputy Town Clerk