



TOWN OF WELLINGTON

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PLANNING COMMISSION

May 3, 2010 MEETING
7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

AGENDA

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 April 5, 2010

NEW BUSINESS

1. Final Plat for Pieper Subdivision
2. Discussion – Decks, Porches, Arbors and Pergolas in Setbacks.

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

**PLANNING COMMISSION MEETING
MINUTES
May 3, 2010**

The Planning Commission for the Town of Wellington, Colorado, met on May 3, 2010 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

COMMISSIONERS PRESENT: BERT MCCAFFREY, JACK BRINKHOFF, DAVID NOE, TRAVIS VIEIRA, WAYNE STERLER and BARRY FRIEDRICHS

COMMISSIONERS ABSENT: NONE

PRESIDING: CHUCK MAYHUGH, CHAIRMAN

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

Additions or Deletions from the Agenda

None

Public to be heard on non-agenda items

None

Presentations

None

Consent Agenda:

Planning Commission Meeting minutes from April 5, 2010.

COMMISSIONER VIEIRA MOVED AND COMMISSIONER NOE SECONDED to approve the meeting minutes for April 5, 2010. Roll call was taken and the motion passed unanimously.

NEW BUSINESS

1. Final Plat for Pieper Subdivision

No discussion.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to adopt the final plat for major subdivision of Pieper Subdivision. Roll call was taken and the motion passed unanimously.

Mr. Lorentzen said this could be placed on the next Board of Trustees meeting on May 11, 2010.

2. Discussion – Decks, Porches, Arbors and Pergolas in Setbacks.

Mr. Lorentzen explained of the few variance request we received most are due to setback issues. He said the problem is mostly with decks. In the new subdivisions the homes are built close to or right on the rear setback. This does not give the owner the ability put on covers or decks if they are attached to the home based on our definition of structure. He said the definition of a yard is the opening from ground to sky. He asked the Commission if they would consider modifying the code to allow exceptions to the rear yard setback without the owner having to request a variance.

The main items of concern were minimum setback needed; % of back yard space that could be covered; and back yard only no side yard exceptions.

Mr. Lorentzen said he would put together some diagrams and definitions for the next meeting. Then we would need to set a public hearing on the changes.

Town Administrators Update

Mr. Lorentzen updated the Commission on the following items.

- Work session with Board next Tuesday to review BHA revised plans for Buffalo Creek Park
- Miramont moving forward with new building
- Advance Tank moving forward with new building
- Building Permits – Cynthia said we are ahead of the budget for this year. She thought that we had issued 14. Most of those are in Columbine Estates.

Schedule Work Session

No work session was scheduled.

Other

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER FRIEDRICHS SECONDED to adjourn at 7:25pm. Roll call was taken and the motion passed unanimously.

ATTEST:

Cynthia Sullivan, CMC
Deputy Town Clerk