



TOWN OF WELLINGTON

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PLANNING COMMISSION
January 9, 2012 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 November 7, 2012

NEW BUSINESS

1. Election of Officers

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

PLANNING COMMISSION MEETING

MINUTES

November 7, 2011

The Planning Commission for the Town of Wellington, Colorado, met on November 7, 2011 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

COMMISSIONERS PRESENT: CHUCK MAYHUGH, JACK BRINKHOFF, TRAVIS VIEIRA, WAYNE STERLER, BARRY FRIEDRICHS and DAVID NOE

COMMISSIONERS ABSENT: None

PRESIDING: BERT MCCAFFREY, 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 for October 3, 2011.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER VIEIRA SECONDED to approve the meeting minutes for October 3, 2010. Roll call was taken and the motion passed unanimously.

NEW BUSINESS

1 Conditional Use 8141 First St – Mixed Use with Boat & RV Storage

Mr. Nebelsick, applicant, said while they are trying to sell the property they would like to keep it in use without changing the property. He said they would like to have outside storage for RV's.

Commissioner Brinkhoff asked if there were any issues with the staff recommendation. Mr. Nebelsick said they were already looking at extending the concrete slab 60 feet. He asked if they could put slats in the current fencing instead of putting up a privacy fence for this year.

Commissioner Mayhugh asked if they were going to be required to put in landscaping and lighting. Mr. Lorentzen said they would have the same requirements as the Toy Storage. There was discussion about allowing deviations from the code.

There was discussion about recessing the fence to allow trailers to pull in off the street and not block the sidewalk when entering the facility. There was also discussion about security measures.

Mr. Lorentzen said there is one additional condition. The current tenant is running a business and needs to get a business license.

Mr. Lorentzen said that they would also have to go to the Board of Trustees on November 22, 2011.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER NOE SECONDED to approve conditional use for 8141 First St with additional conditions including that all businesses must have a business license. Roll call was taken and the motion passed Commissioner Mayhugh voted against.

Commissioner Vieira asked about the fence on the property south of this property. Mr. Lorentzen said they have received abatement and are suppose to bring in plans for the fence.

2. Discussion – Code modifications concerning site plans for Speculation Commercial Buildings

Mr. Lorentzen said at the last Board meeting it was suggested that the Planning Commission look at modifying the code to allow for speculative buildings without the normal site plan requirements. Staff's concern is that once a shell is erected that it would be used as storage. The other issue is that it becomes a nuisance and attracts misuse.

There was discussion on what would be needed for a shell only building.

Mr. Lorentzen explained that the developer would have to submit the full site plan for approval before a tenant finish could be issued. He said we could add a sentence stating no storage or any other use would be allowed before the site plan is approved.

There was a discussion about what constitutes a foundation.

There was a discussion about the lighting requirement. It was decided not to have minimum lighting.

Commissioner Friedrichs asked about the looks of the building. Mr. Lorentzen said there are minimum standards for architecture that they would have to adhere to when they build the shell.

Mr. Lorentzen stated that the changes would be to take out the minimum requirements for the lighting. Add the following: No storage or use in the building, no building permit will be issued until site plan is approved. Site plan must be completed prior to a CO being issued.

COMMISSIONER NOE MOVED AND COMMISSIONER VIEIRA SECONDED to recommend code changes to the Board of Trustees with additional requirements. Roll call was taken and the motion passed unanimously.

Town Administrators Update

Mr. Lorentzen updated the Commission on the following items:

- Family Dollar – still moving forward (outstanding issue on underground power)
- Phase 5 of the Knolls still working on street compaction. Will probably not pave until spring.

Schedule Work Session

No work session was scheduled.

Planning Commission

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Other

Commissioner Friedrichs asked about the Wellington Pointe Sidewalks. Larry said the HOA is fixing several sidewalks and gutters within the subdivision.

Commissioner Mayhugh asked if Kum & Go would be finishing the landscaping between its lot and the McDonalds. Larry said he would check on it.

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

ATTEST:

Cynthia Sullivan, CMC
Deputy Town Clerk

AGENDA ITEM SUMMARY SHEET
Planning Commission Meeting – January 10, 2012

ITEM #: 1

SUBJECT: Election of Officers

Section 1.13.106 (b) of the Town of Wellington Land Use Code concerning organization of the Planning Commission states:

“The commission shall elect from its non-ex officio members, a chairman and chairman pro-tem during its first meeting of each calendar year and may create and fill such other offices as it may determine.”

Ex-officio members are the members who are also Town Board members.

Currently Bert McCaffrey is Chairman and Barry Friedrichs is Chairman Pro-Tem