



**TOWN OF WELLINGTON
PLANNING COMMISSION
November 1, 2021**

**MINUTES
WORK SESSION – 5:30pm**

1. WORK SESSION – 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on November 1, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to updates to the Town’s land use code.

Town staff and Jennifer Gardner with Logan Simpson presented a draft table of uses to begin discussion of appropriate zoning districts where each land use may be considered. Each land use can be a permitted use (use by right) or conditional use (requires conditional review and approval) within one or more of the zone districts. The Planning Commission reviewed and discussed the draft table of uses and which zone district land uses might be considered.

It was identified that additional discussion would be needed at the December work session. All land uses and zone district designations are subject to further discussion and change.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON
PLANNING COMMISSION
November 1, 2021**

**MINUTES
REGULAR MEETING – 6:30pm**

2. CALL REGULAR MEETING TO ORDER – 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on November 1, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

3. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Tim Whitehouse
Rebekka Kinney
Eric Sartor
Troy Hamman
Linda Knaack
Barry Friedrichs

Absent:

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

5. PUBLIC FORUM

None

6. CONSIDERATION OF MINUTES

A. Meeting Minutes of October 4, 2021

Moved by Commissioner Sartor, seconded by Commissioner Knaack to approve the minutes as presented.

Motion passed 7-0.

7. NEW BUSINESS

A. Site Plan Review – Lot 2B, Block 1, Boxelder Commons

Liz Young Winne, Planner II introduced the staff report. The applicant is seeking an approval for a site plan to create a multi-tenant commercial building. Tenants are currently unidentified but uses are desired to be 2 restaurants and 1 retail establishment. The property is zoned C-3-Highway Commercial zoning district in which restaurants and retail are primary uses. The site is just over 2 acres. The proposed units are composed of 8,999 square feet of restaurant

(including a roof top deck) and 2,595 square feet of retail. Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments, including Town engineering review of the civil plans, and submit revised copies to the Town.

Andrew Rauch with FR Development and Shane Ritchie with Northern Engineering addressed the Commission briefly to comment on parking concerns. The building plans will no longer include the roof top patio option due to cost constraints and the removal of the roof top patio from the plans will also alleviate the shortage of parking spaces. There will be enough parking spaces for the types of businesses desired for this building and will also leave room for another future building to the north and there will be enough space for parking for that future building as well. They understand that they need to update the site plan and work with staff to get the correct documents submitted.

Chairman McCaffrey opened the public hearing for comments to which there was none.

Commissioner Kinney moved to approve the site plan for Lot 2B, Block 1, Boxelder Commons subject to the staff report comments and engineering review comments. Commissioner Friedrichs seconded.

Yeas - McCaffrey, Friedrichs, Sartor, Knaack, Hamman, Kinney, Whitehouse

Nays - None

Motion carried.

B. Site Plan Review – Lot 6 & 7, Meridian First Subdivision – Multi-tenant, mixed use

Cody Bird, Planning Director introduced the staff report. This site plan application was presented to the Planning Commission on October 4, 2021. Following discussion, the Commission voted to table the application to the November 1, 2021, meeting. The applicant addressed many of the topics discussed at the October meeting and updated some of the plan sheets to reflect changes. Not all plan sheets got updated with the changes, creating some inconsistencies that may need to be readdressed. There are also comments from the October staff report that do not appear to be addressed. Staff requests that Town staff and the applicant have authority to address any remaining minor comments and corrections identified in the staff report.

Fouad Faour with Wellington Business Court LLC briefly addressed the Commission and apologized for the misunderstanding of what was required of him. He spent the last month focusing on the 11 items that were talked about with the Planning Commission and missed addressing the staff report comments. He is willing to work with staff to get them addressed.

Chairman McCaffrey opened the public hearing for comments to which there was none.

Commissioner Kinney moved to approve the site plan for Lot 6 & 7, Meridian First Subdivision subject to town staff and engineering comments with the revised site plans and with an adjacent property recorded parking easement. Commissioner Knaack seconded.

Yeas - McCaffrey, Friedrichs, Sartor, Knaack, Hamman, Kinney

Nays - Whitehouse

Motion carried.

C. Planning Commission Schedule 2022

Commissioner Kinney moved to approve the calendar shown, with the exception of moving January 3rd to January 10, 2022. Commissioner Sartor seconded.

Yeas - McCaffrey, Friedrichs, Sartor, Knaack, Hamman, Kinney, Whitehouse

Nays - None

Motion carried.

8. ANNOUNCEMENTS

None

9. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:37 PM.

Approved this 6 day of December, 2021

PATTY LUNDY
Recording Secretary