



**TOWN OF WELLINGTON
PLANNING COMMISSION
May 2, 2022**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on May 2, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Linda Knaack
Lisa Chollet
Lowrey Moyer
Bert McCaffrey
Barry Friedrichs
Gary Dicenta

Absent:

Town Staff Present:

Cody Bird, Planning Director
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

Cody Bird, Planning Director requested to remove agenda item 5 “Consideration of Minutes.” Minutes from the April meeting will be on a future meeting agenda.

4. PUBLIC FORUM

Tim Whitehouse addressed the new commission members taking seats at this meeting and wished them well.

Commissioner Barry Friedrichs announced this would be his last meeting on the Planning Commission. Commissioner McCaffrey thanked Commissioner Friedrichs for over 16 years of service on the Planning Commission. Other Commissioners joined in thanking Commissioner Friedrichs for his time on the Planning Commission and service to the Town.

5. CONSIDERATION OF MINUTES

Removed.

6. NEW BUSINESS

A. Consideration of Annexation and Zoning Request – Lamb Annexation – 7840 Sixth Street

Cody Bird, Planning Director presented background information for the property. The property had been annexed previously in 2020; however the final maps and documents were not signed by the owner and submitted for recording. The ordinance approving the 2020 annexation process stipulated that the documents were to be recorded within 180

days of approval. Because the documents were not recorded, the annexation became void and of no effect.

Bird continued by presenting the staff report. The owner of the property is requesting the property be annexed into the town and has requested the zoning be assigned as C-3 Mixed Use Commercial District.

Commissioner Knaack asked to have the process for annexation explained again. Bird explained the steps of the annexation proceedings outlined in state statutes.

Commissioner Chollet asked who is responsible for processing and recording the final documents. Bird replied that it is the responsibility of the applicant to get all the documents submitted for recording.

Tom Donnelly, representative for the applicant, presented on behalf of his client. He explained that the entire block on the east side of Sixth Street south of Cleveland Avenue is all zoned C-3 and believes this property should be as well. He explained that this property is probably the closest property to the interstate and makes sense to zone it C-3. They would like to have a drive-thru and believe that they can accommodate a drive thru as part of a site development plan. He has also initiated conversations with the adjacent hotel to discuss sharing the parking lots and those conversations are going well. His client understands the challenges with the existing road conditions and will work with the Town to address required improvements.

Chairman Sartor asked if there were any public comments.

Kathy Wydallis was concerned that the zoning map had changed without input from the citizens. She asked why the new names of the zones were being used when the zoning map had not been updated. Bird responded that the Land Use Code updates were recently approved. The Land Use Code is the regulations and when the update occurred, the C-3 zone district name was changed from "Highway Commercial District" to "Mixed Use Commercial District." He is using the new terminology "Mixed Use Commercial" going forward for consistency. Chairman Sartor also advised that the zoning map was going to be discussed at the work session scheduled after the regular meeting.

Karen Eifert said she looks forward to having the property developed and cleaned up.

Julia De Vries introduced herself as the applicant who had recently purchased the property. She thanked the Commissioners for their time and advised that the property would start to be cleaned up the next day. She said she looks forward to working in Wellington.

Chairman Sartor, seeing no more public comments, closed the public comment period.

Commissioner McCaffrey asked if the drive-thru mentioned by the applicant should be considered tonight. Bird replied that details of a drive thru would be considered at the time of site plan review.

Commissioner Knaack asked if the recommendations for annexation and zoning could be made in one vote. Bird said that it can since the zoning typically gets set when a property is annexed into the Town.

Commissioner Chollet asked why staff recommended C-1 zoning during the prior annexation proceeding. Bird replied that during the prior annexation proceeding, both staff and the Planning Commission had recommended the property be annexed and zoned C-3. At the Board of Trustee's meeting, the Board decided to zone the property C-1, and at the time, there was a different applicant that didn't object to the C-1 zoning.

Commissioners discussed the differences between the C-1 Community Commercial District zoning and the C-3 Mixed Use Commercial District. The Commission also discussed the findings of fact outlined in the staff report.

Commissioner Friedrichs moved to recommend approval of the request for annexation of the Lamb Annexation at 7840 Sixth Street and to recommend zoning the property C-3 Mixed Use Commercial and to forward the recommendation to the Board of Trustees.

Motion seconded by Commissioner McCaffrey.

Yeas – Friedrichs, Moyer, Knaack, Sartor, Chollet, Dicenta, McCaffrey

Nays – None

Motion carried.

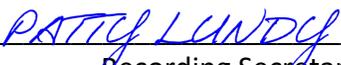
7. ANNOUNCEMENTS

Bird again thanked Commissioner Friedrichs for his service to the community. Bird announced the next meeting will have another work session to consider the zoning map. There are currently no action items scheduled.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:21 PM.

Approved this 6 day of June, 2022



Recording Secretary