



PLANNING COMMISSION REGULAR MEETING

March 7, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public comments are expected to be constructive. Written comments are welcome and should be given to the secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

B. CONSENT CALENDAR*

1. Approval of minutes of February 21, 2018

C. BOARD ACTION

1. Site Plan Presentation – River Valley Crossing Subdivision 1st Filing Lot 4 – Burger King Restaurant – Joe Lukas of Lukas Family, LP, owner/applicant; Ric Hattman of Hattman Associates, applicant's representative
 - Staff presentation: Millissa Berry, Senior Planner
2. Preliminary Standard Site Plan – Jacoby Farm 7th Filing Tracts A and B – Jacoby Farm Townhomes - Windsor CAR 1 LLC, owner; Russell Baker, Jacoby Farm Townhomes, LLC, applicant; Cathy Mathis of TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner

3. Preliminary Subdivision – Chimney Park Subdivision 4th Filing – Al Haar and Mike Zapf, property owners/applicant / Patricia Kroetch, North Star Design, Inc., applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner
4. Preliminary Site Plan – Chimney Park Townhomes – Chimney Park Subdivision 4th Filing, Lot 1 – Al Haar and Mike Zapf, property owners/applicant / Patricia Kroetch, North Star Design, Inc., applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner
5. Public Hearing – Final Major Subdivision – The Ridge at Harmony Road Subdivision 2nd Filing – Jeff Mark, The Landhuis Company, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
6. Recommendation to Town Board – Final Major Subdivision – The Ridge at Harmony Road Subdivision 2nd Filing – Jeff Mark, The Landhuis Company, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
7. Preliminary Subdivision – Raindance Subdivision 3rd Filing – David Nelson, Raindance Land Company LLC, owner / Martin Lind, Raindance Land Company LLC, owner/owner representative / Tom Siegel, Water Valley Land Company, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff

E. ADJOURN

* *Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.*

Upcoming Meeting Dates

<u>Wednesday, March 7, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 21, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 4, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 18, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, May 2, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**

** Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.