



PLANNING COMMISSION REGULAR MEETING

February 6, 2019 // 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 January 16, 2019

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant (CUG) for a Public Utility Installation, Including Transmission Lines and Substations in the Residential Mixed Density Zone District – Thornton Farm 24 Annexation – Derek Holscher of Public Service Company of Colorado (Xcel Energy), Applicant
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
2. Recommendation to Town Board - Conditional Use Grant (CUG) for a Public Utility Installation, Including Transmission Lines and Substations in the Residential Mixed Density Zone District – Thornton Farm 24 Annexation – Derek Holscher of Public Service Company of Colorado (Xcel Energy), Applicant
 - Quasi-judicial
 - Staff presentation: Millissa, Senior Planner

3. Public Hearing – Raindance 5th Filing – Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant’s Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
4. Recommendation to Town Board – Major Subdivision – Raindance 5th Filing – Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant’s Representative
 - Quasi-judicial
 - Staff presentation: Millissa, Senior Planner
5. Preliminary Major Subdivision – Highland Meadows Golf Course Subdivision 15th Filing Site Plan – Jon Turner of Colorado 80 Holdings, LLC, owner; Jason Sherrill of Landmark Homes, LLC, Applicant; Mike Walker of TB Group, Applicant’s Representatives
 - Quasi-judicial
 - Staff Presentation: Millissa Berry, Senior Planner
6. Preliminary Standard Site Plan – Vernazza Townhomes - Highland Meadows Golf Course Subdivision 15th Filing Site Plan – Jon Turner of Colorado 80 Holdings, LLC, owner; Jason Sherrill of Landmark Homes, LLC, Applicant; Mike Walker of TB Group, Applicant’s Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
7. Parking Determination – Vernazza Townhomes Clubhouse - Highland Meadows Golf Course Subdivision 15th Filing Site Plan – Jon Turner of Colorado 80 Holdings, LLC, owner; Jason Sherrill of Landmark Homes, LLC, Applicant; Mike Walker of TB Group, Applicant’s Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
8. Preliminary Major Subdivision – Windshire Park Subdivision 6th Filing – Jeff Feneis, Loveland Housing Authority on behalf of Windsor Housing Authority, owner/applicant; Jim Doyle, TB Group, applicant’s representative
 - Quasi-judicial
 - Staff Presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff
 - a. Avery Substation Site Plan – Thornton Farm 24 / Avery Subdivision

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, February 6, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, February 20, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 6, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 20, 2019</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.