



PLANNING COMMISSION REGULAR MEETING

March 20, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Chairman Schick called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Doug Dennison
Kelly Hall
Cindy Scheuerman
Jerry Bushelman
Daniel Foreman

Town Board Liaison David Sislowksi

Also Present: Director of Planning Scott Ballstadt
Town Clerk Krystal Eucker

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

Ms. Scheuerman moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

3. Public Invited to be heard

Mr. Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR*

1. Approval of minutes of March 6, 2019

Ms. Scheuerman moved to approve the consent calendar as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

C. BOARD ACTION

1. Public Hearing – Major Subdivision - Raindance Subdivision 6th Filing (formerly Raindance Subdivision 7th Filing)– Martin Lind of Raindance Land Company,

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers,
Applicant's Representative

- Quasi-judicial
- Staff presentation: Millissa Berry, Senior Planner

Mr. Schick opened the public hearing.

Mr. Sislowski stated with respect to each public hearing on tonight's agenda, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

The applicant has submitted a final major subdivision plat, known as Raindance Subdivision Sixth Filing. Please note this subdivision was known as Raindance Subdivision Seventh Filing during the preliminary plat process. The subdivision encompasses approximately 108.76 acres and is zoned Residential Mixed use with a Planned Unit Development (PUD) overlay.

Final Plat characteristics:

- 125 single-family lots
 - Lot size range: 6,600 sf to 1 acre
 - 40 6,600 sf lots
 - 40 7,700 sf lots
 - 45 1 acre lots
 - Acre lots adjacent to Hilltop Estates / Pelican Hills Subdivision transitioning into smaller lots adjacent to Raindance 1st and 2nd Filings
- Density: 1.3 dwelling units / acre
- Product: 1 & 2-story houses with attached garages; custom homes on acre lots
- 1.27 acre neighborhood / pocket park (owned and maintained by metropolitan district)
- 7 tracts for open space / agriculture use / park = ~ 38 acres
- Extension of trail system

The application is consistent with various goals of the Comprehensive Plan as well as the Strategic Plan.

Notifications were completed in accordance with the Municipal Code.

Staff recommends that the Planning Commission forward a recommendation to the Town Board to approve the final major subdivision as presented subject to the following conditions:

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

Staff requests the following be entered into the record:

- Application and supplemental material
- Staff memorandum and supporting documents
- Testimony from this public hearing
- Recommendation

Mr. Bushelman moved to close the public hearing; Ms. Shaeurman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Hall, Scheurman, Bushelman, Foreman; Nays – None; Motion passed.

2. Recommendation to Town Board – Major Subdivision – Raindance Subdivision 6th Filing (formerly Raindance Subdivision 7th 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

Mr. Ballstadt had nothing further to add.

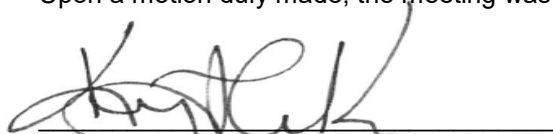
Mr. Bushelman moved to forward a recommendation of approval to the Town Board for the Major Subdivision for Raindance 6th Filing Grant as presented subject to all recommendations and conditions listed by staff; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Scheurman, Bushelman, Foreman; Nays – None; Motion passed.

D. COMMUNICATIONS

1. Communications from the Planning Commission
None.
2. Communications from the Town Board liaison
Mr. Sislowksi informed the Planning Commission that at the Town Board Work Session, the Town Board discussed Senate Bill 181 regarding oil and gas development. Senate Bill 181 would give local governments the authority to develop their own regulations. The Bill has passed through the Senate and currently going through the House. If it should pass, there could be a significant amount of work that could go into what types of regulations Windsor could impose.
3. Communications from the staff
Mr. Ballstadt reminded the Planning Commission of the joint meeting with the Town Board on Monday, March 25, 2019 at 5:30.
Also, the CDOT meeting regarding Highways 257 and 392 has been rescheduled to March 28, 2019 at Fire Station No. 1.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:12 p.m.



Town Clerk, Krystal Eucker