



PLANNING COMMISSION REGULAR MEETING

October 2, 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
 - Victor Tallon
 - Doug Dennison
 - Kelly Hall
 - Jerry Bushelman
 - Dan Foreman
 - Cindy Scheuerman
- Also Present:
- | | |
|-------------------|-----------------|
| Planning Director | 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
Mr. Tallon moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Scheuerman
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 September 18, 2019
Mr. Tallon moved to approve the agenda as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Scheuerman
Nays – None
Motion carried.
- C. BOARD ACTION
1. Public Hearing – Preliminary/Final Major Subdivision – Great Western Industrial Park 11th Filing – Dean Brown, Great Western Industrial Park, LLC, owner/applicant, and Mark Cevaal, Redland, applicant’s representative
- Quasi-judicial

- Staff presentation: Carlin Malone, Chief Planner

Mr. Schick opened the public hearing.

Per Mr. Ballstadt, the applicant has submitted a combined preliminary/final major subdivision, known as Great Western Industrial Park Subdivision 11th Filing. The proposal is the replat of Great Western Industrial Park 7th Filing, Lot 3 and Lot A of Recorded Exemption No. 0808-26-4-RE455. The site is located directly west of WCR 23 and east of Great Western Drive; $\frac{1}{4}$ mile south of Eastman Park Drive/WCR 64 $\frac{3}{4}$, and directly south of the Whitney Ditch.

The subject subdivision encompasses approximately 37.15 acres and is zoned Heavy Industrial (I-H). The proposal replats an existing subdivision filing in Great Western Industrial Park and a recorded exemption to create three industrial lots and additional right-of-way for WCR 23. The site is entirely surrounded by I-H zoning within the Great Western Industrial Park Subdivision. The subdivision includes a non-potable water system with water line, pond, and irrigation pump station.

Combined Preliminary/Final Plat characteristics

- 37.15 acres total – 3 lots and right of way
- Heavy Industrial zone (I-H)
- Three industrial lots
 - Lot 1 – 16.145 acres
 - Lot 2 – 1.646 acres
 - Lot 3 – 18.625 acres
- Dedication of .606 acres of right-of-way

The applicant held a neighborhood meeting on July 9, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were three neighbors in attendance, all with general questions about the project and no concerns regarding the subject proposal.

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

Notifications for the public hearing were completed in accordance with the Municipal Code.

Staff recommends the Planning Commission forward to the Town Board a recommendation of approval of the preliminary/final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Staff requests the following be entered into the records:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony presented during the public hearing
- Recommendation

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

Mr. Tallon moved to close the public hearing; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Scheuerman

Nays – None

Motion carried.

2. Recommendation to Town Board – Preliminary/Final Major Subdivision – Great Western Industrial Park 11th Filing – Dean Brown, Great Western Industrial Park, LLC, owner/applicant, and Mark Cevaal, Redland, applicant’s representative

- Quasi-judicial
- Staff presentation: Carlin Malone, Chief Planner

Mr. Ballstadt had nothing further to add.

Mr. Schick opened the meeting for comment from the applicant to which they had none.

Mr. Tallon moved to forward to the Town Board a recommendation of approval of the preliminary/final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Scheuerman

Nays – None

Motion carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission

None.

2. Communications from the Town Board liaison

None.

3. Communications from the staff

Mr. Ballstadt commented that the Colorado State APA Conference was a good conference this year.

Mr. Ballstadt also reminded the Planning Commission of the joint work session with the Town Board that has been scheduled for November 4, 2019 to review land use code updates.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:13 p.m.



Krystal Eucker, Town Clerk