



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers April 21, 2021 - 6:00 PM

This meeting was held virtually

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 6:02 p.m.

1. Roll Call

Chair Gale Schick
Vice -Chair Jerry Bushelman
Kelly Hall
Doug Dennison
Cindy Scheuerman
Jose Valdes
Eric Bernhardt

Also Present:

Roger Colonnese
Timothy Reddick
Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
David Eisenbraun, Senior Planner
Desa Blair, Civil Engineer
Kim Emil, Assistant Town Attorney
Barry Wilson, Town Board Liaison
McKenzie Payne, Visual Media Coordinator
Karen Frawley, Town Clerk
Tom Siegel, Applicant

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, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None, Motion passed unanimously.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Minutes of the April 7, 2021 Planning Commission Meeting

Mr. Dennison moved to approve the minutes of the meeting of April 7, 2021 as written; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None, Motion passed unanimously.

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 17th Filing – David Nelson/Martin Lind, owner/applicants, and Tom Siegel, applicant's representative

Mr. Wilson stated, “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 a nonvoting 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 discussions. 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.”

Chairman Schick opened the public hearing.

The Raindance Seventeenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the setback along Bounty Drive and tie into the overall Raindance project.

The project is located on Tract Z of the Raindance Subdivision Second Filing, on the east side of Autumn Moon Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 10.36-acre site. The site consists of 61 lots with an overall density of 6.1 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 122 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards. Access to the site is provided through existing surrounding streets and new dedicated ROW. Moon Rise Drive on the west, Nightfall Drive on the north, Autumn Moon Drive on the east, and Bounty on the south. Floret Drive will extend into the site from the east, along with Blue Moon Drive on the north. Blue Moon Drive will terminate into the new cul-de-sac named Blue Moon Ct. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

Relationship to Comprehensive Plan:

Chapter 5b - Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective:

Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Commissioner Valdes stated that he appreciates the addition of the goals in this presentation as they provide a matrix.

Mr. Dennison moved to close the public hearing; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None, Motion passed, unanimously.

2. Recommendation to Approve - Preliminary Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative

Chairman Schick asked Mr. Eisenbraun whether he had anything additional. Mr. Eisenbraun replied there is nothing further to add.

Chairman Schick opened the meeting for commissioner comment to which there was none.

Mr. Valdes moved to approve the Preliminary Major Subdivision – Raindance Subdivision 17th Filing as presented by staff; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Bushelman, Dennison, Hall, Scheuerman, Valdes, Bernhardt; Nays – None; Motion passed, unanimously.

D. COMMUNICATIONS

- Communications from Planning Commission
 - Mr. Bushelman apologized for his incorrect motion he made at the last meeting. Mr. Bushelman stated that he saw an article in the Tribune that stated the population in Windsor is now 37,000 and asked staff if that was accurate? Mr. Ballstadt responded that it is pretty close, however there may be a little bit of lag between the time the permit is issued and the unit is occupied.
 - Ms. Scheuerman asked about the development North of what was in this filing and if it has come before the Planning Commission or if it would be in the future? Mr. Eisenbraun replied that it is the golf course area and will have development within the area. Ms. Scheuerman reported an absence for the May 19th and June 16th Planning Commission meetings.

- Mr. Valdes asked staff if there is a feel when the 2020 census results will be made available to the Town? Mr. Ballstadt stated there is generally a lag and that there are a couple of staff members who participated on the census groups and will follow-up with them and provide it at the next meeting. Mr. Valdes asked about the work that is happening to the North of the filings that have been reviewed and asked if it is part of the golf course or if it is a part of something else. Mr. Eisenbraun replied that the Town has approved the golf course to get some grading and seeding done.
- Mr. Colonnese asked if there would be further instructions like where to meet for site visit for Eastman Park that is happening on Monday night? Mr. Ballstadt stated that if Commissioners who want to go to the visit, while it has been scheduled for Town Board primarily, they will be meeting in the parking lot out at Eastman Park. Mr. Colonnese asked about the Eastman Park Charrette on the three days shows to be ending at 5:00 p.m. on the 13th and Planning Commission have also been invited to the refresher course on the 13th at 5:30 in Timnath and wants to know if that is logistically reasonable to attend both? Mr. Ballstadt stated that there is going to be a zoom option for those who are unable to attend in person.
- Mr. Barnhardt stated that as we get later in the game with RainDance, is it the Planning Commission's duty to say that even though grading has been previously done, that there may be a need to look at it again. Mr. Ballstadt stated that if there is expertise on the Commission or questions from Commissioners, please do so or email the planner on the project so they can follow-up with the developer or engineering staff.
- Mr. Reddick apologized for being tardy to the meeting.
- Communications from Town Board Liaison
 - Town Board has had two work sessions and one Town Board meeting since the last time Planning Commission met. Looking at what was discussed in work session, staff is working to better define policies for developer reimbursements which would be a code amendment eventually. Another possible code amendment would come before the Board to potentially allow restaurants serve alcohol in front of their establishment on town owned sidewalks. The Wastewater Treatment Plant expansion is also on the agenda and looking at moving Windsor twenty years into the future, though it has a high price tag. During the Town Board meeting, the 15th filing of RainDance was approved, as well as the rezoning of the Hoehne property was approved on second reading. Windsor's participation in the metroDPA program was approved at the last meeting. Mr. Valdes asked who funds the mortgage program and if it is a federal fund or a State fund. Mr. Wilson stated that it is administered by the City and County of Denver, but it does require that Town Board to approve the participation of the program.
- Communications from Staff
 - Per Mr. Ballstadt, the comprehensive plan review and Urban3 analysis to May 17th, there is the Town and Tree Board poster contest winner's recognition on that night which should wrap up right at 5:30 but has the potential to run over a

bit and please stay on. The Timnath training virtual participation information will be distributed as soon as staff receives it. If anybody would like to attend in person, please let staff know so arrangements can be made. With restrictions beginning to loosen, Town Board is looking at all in person meetings again starting in June. If Planning Commission is comfortable with the same time frame, the first meeting in June will be all in person. There is a possibility of that changing depending on the Town Hall remodel schedule.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:41 p.m.

A handwritten signature in blue ink, appearing to read "Karen Frawley". The signature is fluid and cursive, with the first name "Karen" written in a larger, more prominent script than the last name "Frawley".

Karen Frawley, Town Clerk