



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers August 18, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. <https://windsorgov.zoom.us/j/86732245749> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:867 3224 5749

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.

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Chairman Schick
Vice-Chair Bushelman
Cindy Beemer
Kelly Hall
Eric Bernhardt
Jose Valdes
Doug Dennison

Absent

Timothy Reddick
Roger Colonnese

Also Present:

Barry Wilson, Town Board Liaison - Zoom
David Eisenbraun, Senior Planner
Scott Ballstadt, Director of Planning
Doug Roth, Civil Engineer - Zoom
Desa Blair, Civil Engineer - Zoom
McKenzie Payne, Visual Media Coordinator
Trisha Conway Deputy Town Clerk

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

Vice Chairman Bushelman moved to approve the agenda as presented, Cindy Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;

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.

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

B. CONSENT CALENDAR

Vice Chairman Bushelman moved to approve the minutes of the meeting of August 4, 2021, as presented, Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/Martin Lind, owner/applicants, and Morgan Kidder, applicant's representative

- Quasi-judicial
- David Eisenbraun, Senior Planner

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as RainDance Subdivision Nineteenth Filing. The Raindance Subdivision Nineteenth Filing continues the character and patterns of Raindance Development. Continuation of pedestrian walks allow for connection of regional trails and tie into the overall Raindance project. The project is located on Lot 2 of the Raindance Subdivision Eighteenth Filing, on the southeastern side of Iron Wheel Drive, the northeastern side of Falling Leaf Drive and the southwestern side of Long Shadow Drive.

The project intent is to construct 1 and 2-story, single family, buildings on the 3.62-acre site. The site consists of 18 total lots with an overall density of 4.97 dwelling units per acre (du/ac). Based on the current site plan, total parking required at 2.0/DU would be 36 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additionally, on-street parking will be provided on Long Shadow Drive. a loop lane will be constructed along Falling Leaf Drive where more parking will be available. The current zoning of the site is RMU-1 (Residential Mixed Use) with PUD (Planned Unit Development) zoning overlay. This project meets all PUD standards.

Access to the site is provided through proposed streets in the 18th Filing, Falling Leaf Drive on the southwestern side, and the existing Long Shadow Drive on the northeastern side. No new water or sewer utility main lines will be installed with this project, however utility services for the buildings along Long Shadow Drive will be installed.

Chairman Schick opened the public hearing.

Alternate Commissioner Bernhardt, was seated as voting member during this item to fill in for absent regular members.

Town Board Member 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 meeting for the applicant's presentation to which there was none.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Valdes commented on the matrix or how the Comprehensive Plan Conformance, Residential Area Frame supports diverse housing and residential neighborhoods to meet the needs of varying family, sizes, lifestyles, and income levels.

Vice Chairman Bushelman moved to close the public hearing; Cindy Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;

2. Recommendation of Approval - Preliminary Major Subdivision - Raindance Subdivision 19th Filing – David Nelson/Martin Lind, owners/applicants, and Morgan Kidder, applicant's representative.
 - Quasi-judicial
 - David Eisenbraun, Senior Planner

Chairman Schick asked Mr. Eisenbraun whether he had anything additional.
Mr. Eisenbraun reported he had nothing further to add.

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

Vice Chairman Bushelman moved to approve the Preliminary Major Subdivision Raindance Subdivision 19th Filing; Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Hall, Schick, Valdes;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Beemer asked Mr. Ballstadt to clarify items on the agenda that Planning Commission will approve.

Mr. Ballstadt reported that items the Planning Commission will approve, now shown as "Recommendation of Approval" and ~~that~~ that are forwarded to Town Board, will be written as "Recommendation to Town Board".

- From Town Board Liaison

Town Board Member Wilson reported during this week's Work Session Town Board reviewed: Windsor/Greeley open land management acquisition, Severance recreational park partnership youth sports, building code updates for reinforced concrete on residential homes, broadband options, and an update on the Tanko Lighting project regarding Town of Windsor taking responsibility for the light poles throughout Windsor. Town Board approved the rezoning of the South Gate Business Park, the discussion on domestic cats was tabled, and the updated map for Raindance golf carts. Resolution 2021-51 was approved to purchase a 135-acre parcel of land located north of Public Works for 1.4 million dollars. 1.3 million will be paid by the Weld RE4 School District for 40 acres for a new school site, 1.3 million from the Town of Windsor general fund, and 1.5 million paid out of the water fund due to the considerable water rights with this parcel.


- Communications From Staff

Mr. Eisenbraun reported staff just completed a 3-day design charrette for the parcel Town Board Member Wilson reported on. We are working on an RFP for the Comprehensive Plan update for next year and working with the Downtown Development Authority (DDA) and Tribe for the downtown update. Raindance South Gate 19th Filing will be presented at the next Planning Commission meeting scheduled for September 1st, for a Recommendation to Town Board.

Mr. Ballstadt reported he's going to be working with the Town Attorney on the drafted bylaws for remote attendance.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:23 p.m.



Trisha Conway, Deputy Town Clerk