



**TOWN OF WELLINGTON
PLANNING COMMISSION
March 7, 2022**

**MINUTES
WORK SESSION – 5:30pm**

1. WORK SESSION – 5:30pm

The Planning Commission for the Town of Wellington, Colorado, met on March 7, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 5:30 p.m. in a work session to discuss draft language relating to land use code updates.

The Planning Commission has been working on the draft land use code in sections and has discussed draft language in work sessions beginning in September 2021. A complete first draft of all the sections was made available on the Town's website for public review and comment on February 4, 2022. The draft was presented to the Planning Commission at the February 7, 2022 work session and presented to the Board of Trustees on February 15, 2022.

Following review of the revised draft dated March 4, 2022, the Planning Commission discussed making changes related to allowing existing residential and religious land uses to be rebuilt in the C-2 Downtown Core Commercial District following damage or loss, removing Pawn Shop as a permitted use in the C-2 District, allowing additional flexibility for temporary signage in commercial zone districts, and clarifying that either the Board of Trustees or the Planning Commission may initiate making amendments to the land use code.

No action was taken during the work session. The work session adjourned at 6:30pm.



**TOWN OF WELLINGTON
PLANNING COMMISSION
March 7, 2022**

**MINUTES
REGULAR MEETING – 6:30pm**

2. CALL REGULAR MEETING TO ORDER – 6:30pm

The Planning Commission for the Town of Wellington, Colorado, met on March 7, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

3. ROLL CALL

Commissioners Present: Eric Sartor, Chairperson
 Tim Whitehouse
 Rebekka Kinney
 Troy Hamman
 Linda Knaack
 Bert McCaffrey

Absent: Barry Friedrichs

Town Staff Present: Cody Bird, Planning Director
 Patty Lundy, Development Coordinator

4. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

5. PUBLIC FORUM

None

6. CONSIDERATION OF MINUTES

A. Meeting Minutes of February 7, 2022

Moved by Commissioner McCaffrey, seconded by Commissioner Knaack to approve the minutes as presented.

Yeas – McCaffrey, Sartor, Knaack, Hamman, Whitehouse, Kinney

Nays – None

Motion carried.

7. NEW BUSINESS

A. Public Hearing: Consider Adoption of the Land Use Code

Cody Bird, Planning Director explained the process for a public hearing to consider the land use code and highlighted the topics that were discussed at the work session. Key topics were allowing existing residential uses and existing religious land uses within the C-2 Downtown Core zone district to be rebuilt in the event of damage or loss; remove "Pawn Shop" as a permitted use from the C-2 Downtown Core zone district, allow as a permitted use in the LI Light Industrial zone district, and provide a separation buffer between "Pawn Shop" uses; change "Religious Land Use" to a permitted use within the C-1 Community Core zone district; revise the sign code provisions to allow additional flexibility for temporary signs within the C-1 Community Commercial, C-2 Downtown Core, C-3 Highway Commercial, LI Light Industrial and I Industrial zone districts – providing up to 32 square feet of temporary signage per street frontage; update the procedure table to remove the Planning Commission as a reviewer of variances (this is a required correction because variances are considered by the Board of Adjustments); clarify that either the Board of Trustees or the Planning Commission may initiate amendments to the land use code; and allow revisions for consistency, formatting, numbering, typographical corrections, consistency with engineering standards, and for legal clarity and effect.

Chairman Sartor opened the public hearing for comments.

Shirrell Tietz commented on allowing religious land uses in C1 vs C2 zone districts and existing religious land uses on Cleveland Avenue. She asked if sign sizes really matter. She also commented on how signs are connected onto older buildings and the need to look at how they are done because large signs require fastening to the old building. She mentioned the traffic circle that might be constructed by the new high school and stated this would make it hard for farmers to transport their equipment.

Jon Gaiter spoke on the nonconforming uses section. He mentioned that there are a couple of churches in the C2 area that makes them nonconforming. He commented that the sign code should be less restrictive. He said he would like to see the Land Use Code and the Zoning Map be approved at the same time. He commented that the Comprehensive Plan is not a policy document and suggested this be clarified in the purpose statement of the Land Use Code. He shared that there is a concern about the size of some of the lots related to housing affordability.

Lisa Chollet suggested that the minimum side yards should be looked at after seeing outcomes following the Marshal Fire. Smaller lots with larger setbacks like 10 feet from the property lines might be considered to help limit the spread of fires. There should also be fire resistant exteriors as a requirement.

Karen Eifert commented that she did not feel uses could just be removed from the commercial zone districts, especially uses like group homes since they are a protected group. She also commented on clarifying the status of the Comprehensive Plan as a policy document or a master plan. She asked about home occupations and wanted to be sure that Host Homes are not being eliminated as allowed uses.

Bird replied that group homes are allowed in all residential zone districts with the exception of the Manufactured Home District. Host Homes are not identified as specific uses, but falls under the definition of Family. The definition of Family is being updated to broaden the definition to include protected family statuses like Host Homes.

Kathy Wydallis commented that the minimum distance between structures has been removed from the district dimensions tables and suggested that should be double checked. She asked where the best practices related to commercial animal establishments came from because it seems like the large animal section would not be functional for animal establishments. She asked for clarification on what was included for administrative approvals of condominium maps.

Christine Gaiter Thanks the Commission for considering and making some of the recommend changes to the R4 Downtown Neighborhoods Zone District. She also shared that she is on the Parks and Recreation Advisory Board and that Mr. Bird had come to a meeting to discuss sections of the code related to parks. The Parks Board had suggested that the HOA's take care of the neighborhood parks so that Town Recreation Department staff does not have to provide maintenance in areas where there is no Town recreation programming. She suggested taking pocket parks out of the Land Use Code. She referenced the section relating to how the Land Use Code can be amended and suggested that the Board of Trustees should also have the ability to make changes to the code.

Wyatt Schwendeman-Curtis commented that he has heard from a number of residents that have asked if goats are allowed in Town.

Chairman Sartor, seeing no more public comments, closed the public hearing.

Commissioner Kinney moved to forward a recommendation to the Board of Trustees for approval of the Land Use Code with the following considerations; 1) ensuring that existing residential and religious uses in C2 if they are damaged can be rebuilt; 2) remove pawn shops from C2 and consideration of separation buffers; 3) changes for temporary signs to allow additional flexibility; 4) updating the Procedure Table regarding review of variances since those cases do not require recommendation from the Planning Commission; 5) noting that either the Board of Trustees or the Planning Commission can request changes to the code, and; 6) updating document features, including formatting, grammar, spelling and technical review or any other changes that do not have a substantial impact to the code.

Motion seconded by Commissioner McCaffrey.

Yeas – McCaffrey, Sartor, Knaack, Hamman, Whitehouse, Kinney

Nays – None

Motion carried.

8. ANNOUNCEMENTS

Cody Bird, Planning Director said that next meeting will be April 4, 2022. There is currently no work session scheduled. There will be a public hearing for a rezone request.

9. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:38 PM.

Approved this 4 day of April, 2022



Recording Secretary