



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 1, 2022**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on August 1, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Linda Knaack
Lisa Chollet
Bert McCaffrey
Gary Dicenta
Tim Whitehouse

Absent:

Lowrey Moyer

Town Staff Present:

Cody Bird, Planning Director
Hallie Sheldon, Senior Management Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Work Session Minutes of June 6,2022

Commissioner Knaack moved to approve the work session minutes of June 6, 2022.
Commissioner Whitehouse seconded.

Yeas – Sartor, Knaack, Chollet, Dicenta

Nays – None

Abstained - McCaffrey, Whitehouse

Motion carried.

B. Meeting Minutes of June 6, 2022

Commissioner Dicenta moved to approve the regular meeting minutes of June 6, 2022.
Commissioner Chollet seconded.

Yeas – Sartor, Knaack, Chollet, Dicenta

Nays – None

Abstained - McCaffrey, Whitehouse

Motion carried.

C. Work Session Minutes of July 11, 2022

Commissioner Chollet moved to approve the work session minutes of July 11, 2022.
Commissioner McCaffrey seconded.

Yeas – Sartor, Knaack, Chollet, Dicenta, McCaffrey, Whitehouse

Nays – None

Motion carried.

6. NEW BUSINESS

A. Public Hearing: Rezone Lot 7, Wellington Business Center from LI – Light Industrial District to C-3 – Mixed Use Commercial District

Cody Bird, Planning Director introduced the staff report. The property is currently zoned LI – Light Industrial and the property owner is asking for the property to be rezoned to C-3 – Mixed Use Commercial District to have zoning consistent with the other properties around it. The C-3 zoning is requested to allow more opportunities for a variety of business uses that could be accommodated in a proposed multi-tenant commercial development. The recommended findings for approval are included in the agenda packet in sections A thru F.

Matthew Mullett, owner of Wellington Business Center, Lot 7. The original development plan in 2015 was that the north 6 lots would be commercial like it is now and that Lot 7 would be for a complex that would be for light industrial. Some of those plans have changed over the years and Mullett now believes Lot 7 is now a better fit to be commercial that is consistent with the other commercial building on the north end of the development. The proposal Mullett is working on now includes a multi-tenant building with many units that will help many smaller businesses find locations in Wellington.

Commissioner McCaffrey asked if there was a preliminary site plan available. Mullett provided copies to the Commissioners to review and the site plan was displayed on the TV monitors. Mullett explained that this was still a preliminary site plan and more details are still being worked out. He explained that the store fronts would be oriented to face the east and west sides and that the middle would be for trucks to deliver.

Commissioner Knaack asked about the current zoning map for this lot. Bird replied that the official Town zoning map did not get updated in 2015 when the Light Industrial zoning was approved for this property. The applicant is now asking for the zoning to be changed back to the C-3 zoning that the Town zoning map currently shows.

Commissioner Chollet asked Mullett if he also owned the other properties to the north within this development. Mullett responded that he had been a co-owner in the development of the north buildings but he now only owns the south end of the development.

Chairman Sartor opened public comment.

Melissa Whitehouse raised a question about the address for the property not being very clear. She also pointed out that an image in the agenda packet is not showing that there is residential development to the west of the proposed property along Globeflower Street. She would like to see that no commercial traffic be allowed on Globeflower Street.

Karen Eifert asked for clarification of the property location. Bird responded to explain where the property was located. Eifert expressed that her concern would be construction traffic in this area and safety for children that play in the neighborhood.

Seeing no more public comments, Chairman Sartor closed the public hearing portion of the meeting at 6:58 pm.

Mullett explained that in his proposed site plan, there would be no commercial traffic accessing Globeflower Street. There is no access to Globberflower from this Lot 7. There would also be less large truck traffic expected for development with C-3 zoning than might be expected if the property developed as Light Industrial.

Bird replied that addressing for the property will be updated and corrected based on a future site plan approval so all commercial units can be correctly identified.

Commissioners addressed the public comment concerns stating they understand the construction traffic concern and children playing and the desire to limit commercial traffic on residential streets. The public comments were recognized and those topics would be further addressed when the Commission reviews site plans for development of the property.

Bird referred to the Findings for Approval included in the staff report. The findings are the basis for the Commission's recommendation. The findings in the report include that the C-3 Mixed Use Commercial zoning is appropriate for Lot 7, Wellington Business Center because it is consistent with the surrounding commercial zoning, C-3 zoning supports the goals of the Comprehensive Plan by providing a balance of residential and commercial opportunities in the neighborhood, C-3 zoning supports the opportunity for small business to locate within Town, and also the length of time that the property has been vacant as currently zoned Light Industrial.

Commissioners also asked to include in the finding for approval that the requested C-3 zoning is consistent with the recommendations of the Comprehensive Plan and that it also meets the Strategic Plan goals as adopted by the Town Board of Trustees.

Commissioner McCaffrey moved to forward a recommendation to the Board of Trustees to approve the change of zoning district classification for Lot 7, Wellington Business Center from LI – Light Industrial District to C-3 – Mixed Use Commercial District based on the findings for approval. Commissioner Chollet seconded.

Yeas – Sartor, Knaack, Chollet, Dicenta, McCaffrey, Whitehouse

Nays – None

Motion carried.

7. ANNOUNCEMENTS

Cody Bird, the Planning Director said to plan on a public hearing for the September 12th, 2022, meeting. As a reminder our regular meeting is a week later due to Labor Day Weekend holiday.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:11 PM.

Approved this 12 day of September, 2022



Recording Secretary