TOWN OF WELLINGTON
PLANNING COMMISSION
June 2, 2025

MINUTES
REGULAR MEETING – 6:30 PM

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

   The Planning Commission for the Town of Wellington, Colorado, met on June 2, 2025, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:	Eric Sartor, Chairperson Sherman Stringer Bert McCaffrey Lisa Chollet Linda Knaack
Absent:	Tim Whitehouse Stephen Carman
Town Staff Present:	Cody Bird, Planning Director Aidan Checkett, Planner I

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

   None

4. PUBLIC FORUM

   There was no public comment.

5. CONSIDERATION OF MINUTES

   Commissioner Chollet moved to approve the regular meeting minutes of May 5, 2025. Commissioner Stringer seconded.

   Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack
   Nays-
   Motion carried.

6. NEW BUSINESS

   A. Public Hearing considering a Final Plat for Wellington Business Center, Amendment No. 1.
   Cody Bird, Planning Director, introduced the item. He explained public hearing procedure and asked if there were any conflicts of interest or ex parte communications. There were no ex parte communications.

   Bird presented the staff report. Chair Sartor asked the applicant if they had any comments. Matt Mullett from the applicant team thanked Bird for his presentation and stated that he had nothing further to add.

Chair Sartor opened the Public Hearing at 6:42.

There was no public comment.

Chair Sartor closed the Public Hearing at 6:42

Commissioner Chollet moved to forward a recommendation to the Board of Trustees to approve the final plat for Wellington Business Center, Amendment No. 1, as presented, based on the Findings for Approval.

Commissioner McCaffrey seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack.
Nays-
Motion carried.

B. Review of Amended Site Development Plans for Lots 1 and 2, Block 2, Bonfire Subdivision 2nd Filing.

Bird invited Aidan Checkett, Planner 1, to present the staff report. Checkett noted that this item is an amendment to a site plan the Commission approved on November 7, 2022. The applicant was bringing it before the Commission because they were proposing one change (building) height that exceeded the 10% threshold allowed for administrative approval. There were also minor changes to landscaping, lighting, parking, and building footprint.

Commissioner Chollet asked if the landscaping changes increased or decreased the total buffer area. Checkett stated that there was a slight increase, and that both the previously approved site plan and the proposed amended site plan conformed with Town standards.

Commissioner Knaack asked why the building height was proposed to increase. Dario Barcena, Infusion Architects, the architect on the applicant team, stated that changes to mechanical equipment and utilities necessitated the height increase.

Commissioner Chollet moved to approve the amended site development plans for Lots 1 and 2, Block 2, Bonfire Subdivision 2nd Filing subject to addressing Planning and Engineering comments.

Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Sartor, McCaffrey, Knaack
Nays—
Motion carried.

7. COMMUNICATIONS

Bird stated that Staff had discussed Commissioner Chollet's question at the May meeting about referral agencies. He asked if the Commission would like to see a list of agencies Staff referred development projects to and whether they responded. Commissioner Chollet said she liked the idea. The other Commissioners agreed. Bird stated Staff would prepare those lists in the future.

Bird stated that Staff had nothing on the agenda for the July meeting and recommended either cancelling or holding a work session. The Commissioners conferred, and Chair Sartor decided that they would cancel the July 14, 2025 meeting.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:58 PM

Approved this 4th day of August, 2025.

Aidan Checkett

Recording Secretary