



**TOWN OF WELLINGTON
PLANNING COMMISSION
JULY 10, 2023**

**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 July 10, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Bert McCaffrey
Stephen Carman
Lowrey Moyer
Linda Knaack

Absent:

Tim Whitehouse

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of June 5, 2023

Commissioner McCaffrey moved to approve the meeting minutes of June 5, 2023.
Commissioner Chollet seconded.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Sartor

Nays – None

Motion carried

B. Meeting Minutes of June 12, 2023

Commissioner Chollet moved to approve the meeting minutes of June 12, 2023.
Commissioner Moyer seconded.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. Site Plan Review – Lot 3, Block 1, Bonfire Subdivision, 2nd Filing (8761 Bonfire Drive)

Paul Whalen, Planner III gave the presentation on the site plan. The applicant, Streamline Crane Services, is looking to develop the property located at 8761 Bonfire Drive in the Bonfire Subdivision. The location is in the Light Industrial Zoning District. A crane service facility is not a use specifically listed in the Use Table of the Land Use Code. The Planning Director determined that the proposed use has similar visual, traffic, environmental, parking, employment, and other impacts as other uses permitted within the LI-Light Industrial District and is compatible with the definition of Industrial and Light Manufacturing, including that a crane business is of similar and no more objectionable character as other permitted uses. The site plan is consistent with the Comprehensive Plan and the intents stated in the Land Use Code. The applicant is working with Sinclair Oil & Gas to coordinate the proposed storage yard uses over the existing easement and Sinclair has already agreed to allow uses over the easement pending only design approvals.

Mark Pollacek, owner of Streamline Crane Services, gave a brief overview of his company. He said it is a small company with no other employees besides him and he only operates with one crane. He lives here in Wellington and desires to relocate his business to the town where he lives.

Commissioner Chollet was interested to know if the additional drainage information has been provided yet. Wyatt Knutson with Precision Drafting, LLC said that it has. Cody Bird, Planning Director, said that there still might be some minor changes as the Town Engineers are making sure that it complies with the Town Standards.

Commissioner Chollet wanted to know if there would be a separate irrigation tap even though there is little landscaping. Bird said there will be.

Chairman Sartor wanted to know a little bit more about the business. What will it look like when the business is up and going. Pollacek said that it is just him so it would be him driving to work and parking in the yard. He would then drive the crane to the jobsites where he needs to be. From time to time there might be large A/C units in the yard that he will take to the job sites.

Chairman Sartor wanted to know what the Traffic Impact Study would look like for this type of site being one crane operator. Bird said the engineering standards have different levels of thresholds as to whether there needs to be a full Traffic Impact Study (TIS) or if it can be an engineering letter that references the original subdivision TIS. There is a TIS Waiver that is also an option for qualifying projects.

Commissioner McCaffrey was interested to know if Sinclair already has a pipe in the ground or if it is for the future since it looks like there are plans to have some concrete over the easement. Bird said the pipeline is already in the ground. Pollacek understands that if Sinclair needs to do repairs, they can break up his concrete. He was fine with that.

Commissioner Carman asked about the fence design and height. Pollacek said it will be a 6-foot fence. Commissioner Carman asked if that would be tall enough being an industrial site. Bird said they can go up to 8-feet, but they are not really screening anything tall. The crane will be inside the building so it will be trucks, trailers, and A/C units. Pollacek also said he plans to have the mesh weave in the fence which will match the color of the building.

Commissioner Chollet asked about any signage. Knutson said they are just going to have the logo on the door for now. Bird said that there is a separate permit for signs and that staff has administrative review and will make sure any new signs meet applicable codes.

Commissioner Carman asked what other uses might be in the building with him and what could be stored. Pollacek said it would be similar and compatible uses to his own.

Commissioner Moyer moved to approve the site development plans for Lot 3, Block 1, Bonfire Subdivision, 2nd Filing, subject to staff comments and final engineering plan acceptance.

Motion seconded by Commissioner McCaffrey.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Sartor

Nays – None

Motion carried

6. COMMUNICATIONS

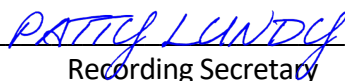
A. 2nd Quarter 2023 Residential Building Permit and Lot Inventory Report

Bird presented the 2nd quarter residential building permits issued and the remaining residential lot inventory. 2023 year-to-date, there have been 37 residential new home permits issued. There are 34 remaining residential lots that can be issued a building permit for a new home. There are not currently sufficient residential lots ready for building permits to meet the 80 budgeted permit projections for 2023. Sage Meadows Second Subdivision is currently under construction for public improvements to be able to have residential lots available for permits. Commissioners asked if they could get information on available commercial lots. Bird said the Town has not tracked commercial in the same way and it is hard for a small town to show commercial trends. Commissioners and Bird continued to talk about what kinds of reports would be helpful for the Commissioners to see for commercial properties. Bird said he would see what useful information he could put together and would work on having that for the 3rd quarter report.

7. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:21 PM.

Approved this 7th day of August, 2023


Recording Secretary