



**TOWN OF WELLINGTON
PLANNING COMMISSION
December 4, 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 December 4, 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

Absent:

Tim Whitehouse
Linda Knaack

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 November 6, 2023

Commissioner Chollet moved to approve the meeting minutes of November 6, 2023.

Commissioner McCaffrey seconded.

Yeas – Chollet, Moyer, Carman, McCaffrey, Sartor

Nays – None

Motion carried

6. OLD BUSINESS

A. Continued – Site Plan Review – The Well (8121 First Street) – Tabled from October 2, 2023

Cody Bird, Planning Director shared that the applicant has been in communication with staff. The applicant is working through some of the remaining comments on the site plan. The applicant may also be considering a phasing plan which would be new information and staff will need to have time to review that information. The applicant has requested this be tabled until the regular Planning Commission meeting on March 4, 2024.

Commissioner McCaffrey moved to continue the site plan for 8121 First Street to the regular meeting of March 4, 2024.

Motion seconded by Commissioner Carman.

Yeas – Chollet, Moyer, Carman, McCaffrey, Sartor

Nays – None

Motion carried

7. NEW BUSINESS

A. Adopt 2024 Meeting Schedule and Submission Dates

Bird explained how staff had prepared the 2024 meeting schedule included in the packet. Staff evaluated which dates had conflicts with national holidays and updated the meeting dates to the following Monday.

Commissioner Moyer moved to adopt the schedule of Planning Commission and submission dates for the 2024 calendar year.

Motion seconded by Commissioner McCaffrey.

Yeas – Chollet, Moyer, Carman, McCaffrey, Sartor

Nays – None

Motion carried

7. COMMUNICATIONS

A. Upcoming Work Session Topics

Bird said there are no public hearings scheduled for the January 8, 2024 meeting. A site plan application is in review and may be ready for review at the January meeting.

Bird reviewed the work session topics that were identified at the last meeting. He sought clarification regarding the topic of “Planning Commission 101” that was identified as topic to discuss first. Commissioners provided some context as to what information might be useful for the work sessions, including:

- Application/process chart and review each application type
- Review topics that should be considered/discussed for each application type
- Review materials submitted and reviewed for each application type
- Discuss when and what conditions of approval might be considered

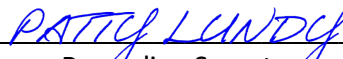
Additional topics that were identified for future consideration also included:

- Multi-modal transportation standards
- Land Use Code – Review what is working/not working for each zone district or subject
- Review land uses and identify if there is sufficient land for each zone to accomplish Town objectives

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:15 PM.

Approved this 8th day of January, 2024



Recording Secretary