



**TOWN OF WELLINGTON
PLANNING COMMISSION
February 5, 2024**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:33 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on February 5, 2024, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Bert McCaffrey
Lowrey Moyer
Tim Whitehouse
Linda Knaack

Absent:

Lisa Chollet
Stephen Carman

Town Staff Present:

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

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Regular Meeting Minutes of January 8, 2024, and Work Session Minutes of January 8, 2024

Commissioner Whitehouse moved to approve the regular meeting minutes of January 8, 2024, and the work session minutes of January 8, 2024, as presented.

Commissioner McCaffrey seconded.

Yeas – Moyer, Knaack, McCaffrey, Whitehouse, Sartor

Nays – None

Motion carried.

6. NEW BUSINESS

A. Amended Site Plan - 3700 Cleveland Ave.

Cody Bird, Planning Director gave a brief introduction of the site saying that it is an amended site plan and includes only a few changes affecting the exterior of the site. The existing site is nearly completely paved with concrete, so does present some site challenges for meeting landscaping, so the applicant has proposed other solutions to meet the intent of site aesthetics. He mentioned that the Downtown Design Guidelines were also provided in the packet for reference since building architecture and design are unique in the downtown and are part of the consideration for this location.

Paul Whalen, Planner III presented the staff report. The exterior changes will be two different types of fencing, parking changes, seating changes, and a pergola. There will be a few minor changes on the inside with seating and bar location. They plan to update the windows and doors as well as put in a garage-type roll-up door to use during good weather. The applicant meets all the findings for approval. Town staff recommends approval.

The applicant Tara Neckel had no further comments.

There were no public comments.

Commissioner Moyer moved to approve the amended site plan for 3700 Cleveland Ave., subject to staff report comments.

Commissioner McCaffrey seconded.

Yeas – Moyer, Knaack, McCaffrey, Whitehouse, Sartor

Nays – None

Motion carried.

7. COMMUNICATIONS

A. 2023 Building Activity Summary

Bird said that the report in the packet still holds true from the 3rd quarter report with a few new home permits added.

Bird said that the March 4, 2024, meeting does not have any public hearings scheduled. The continued site plan review tabled from the December 4th, 2023, meeting is scheduled to be at that meeting.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 7:20 PM.

Approved this 1st day of April, 2024.

PATTY LUNDY

Recording Secretary