



**TOWN OF WELLINGTON  
PLANNING COMMISSION  
February 1, 2021**

**MINUTES**

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1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on February 1, 2021, in an online web conference at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson  
Tim Whitehouse  
Rebekka Kinney  
Eric Sartor  
Linda Knaack  
Troy Hamman  
Berry Friedrichs

Absent:

Town Staff Present: Cody Bird, Planning Director  
Liz Young Winne, Planner II  
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of December 7, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Sartor to approve the minutes as presented. Motion passed 6-0. Commission Friedrichs Abstained.

6. NEW BUSINESS

A. Conditional Use for a Drive Thru in the C1 Zoning District and Site Plan Review at 8121 6<sup>th</sup> Street

Cody Bird Planning Director presented the staff report.

- Staff feels that additional coordination is needed to address traffic engineering, but understands that the request from the applicant is to proceed with taking action

tonight. It is going to be up to the commission to determine whether to consider the items tonight or table for the next meeting.

- Staff recommends keeping these two processes concurrently simply because approving one without the other does not really mean much to allow the project to go forward.

Robb Casseday with Studio R.E.D., representing the applicant, thanked everyone for letting them present this project. He understands that the Commission has been asked to table this request until the next meeting but would respectfully ask the Commission and staff to reconsider because the buyers and sellers are ready to execute the purchase of the property and of course assurance that the project is going to be approved is necessary so that the transaction can happen smoothly.

Casseday mentioned that tabling the item would be another 30-day delay. This would be a real hardship on the transaction of closing the property. We would like to present the project as is.

Bird believes that the engineering staff and the applicants engineers can determine what is needed to make the site work from an engineering perspective. His concern is ensuring the Planning Commission has an opportunity to see and evaluate the proposed site changes before a conditional use and site plan is approved.

Bird did a screen share to show the site. Pointing out the following items:

- There is alley access that was recently improved to accommodate the O'Reilly site.
- The southern access of the Human Bean site is slightly offset from the Kum & Go, which creates a left turn conflict.
- The northbound left turning vehicle trying to get into this site would be overlapping with head on traffic trying to make a left turn into the Kum & Go site.
- If there is a center turn lane proposed, there is some concern that there might be a situation where two vehicles turning left into opposing driveways would be facing each other.

Bird said there were a couple of other site plan related comments that are identified in the staff report, including some questions about drainage and ADA access. There was also a note about a relocated streetlight along the Sixth Street that it is not clear where the new location would be, and we wanted to evaluate that with the applicant.

Bird also shared his screen to show the building elevations and the proposed signage. Staff's suggestion would be to approve the 6 ft. tall sign option for this size site. The others are higher and would feel a little bit oversized for the scale of the site.

Commissioners had a general discussion about concerns about traffic in this area. There was general agreement that no one wanted to have traffic backed-up into the road at this main access point for the Town. It was explained that existing traffic is already a concern at this intersection. Pedestrian movements along 6<sup>th</sup> Street and children accessing the schools north of Cleveland Ave. was also discussed.

Commissioner Kinney asked to see the lighting plan. Bird showed the lighting plan and where the note is showing the light that would be relocated. Staff is comfortable that the requirements for the site lighting is met but has some concerns about the 6<sup>th</sup> St. corridor. He would like to see the applicant evaluate how to get some additional street lighting to help illuminate the pedestrian path. Kinney would like to see the lighting plan updated.

Commissioner Kinney also had concerns on the screening of the west side of the property. Kendra Shirley with Studio R.E.D. explained that there are a variety of landscape plantings proposed to be used to buffer the west side with trees and shrubs. There also is not any parking on the west side of the site.

Chairman McCaffrey also mentioned the south side of the site since there is parking there. Shirley said that there is some existing vegetation on the site and there will be a variety of new landscape plantings provided as well. Smaller shrubs and trees would help mitigate the headlamps.

Joe Delich and Matt Delich from Delich Associates spoke about the traffic in the area with the following information:

- The south entrance to the site is offset by about 30 feet from the entrance to Kum & Go.
- The peak hours are around 6:30 – 8:30 am.
- During the peak hours going south on 6th St., there are about 100 turns onto the Kum & Go site. Going North on 6th St., there would be about 10 turns onto the site.
- Trip generation is about 39 vehicles per hour that would be added.
- Currently there are 218 vehicles going south and 79 going to Kum & Go during peak hours.

Chairman McCaffrey opened the public hearing.

Shirrell Tietz said that this is an already busy intersection, especially in the early morning, and is concerned about the potential accidents that could occur. She feels with all the other businesses in that area we are trying to cram too much into such a small busy area. She was concerned with any drive thru at this location.

Melissa Whitehouse appreciated the possibility of a new business at this location but she has concerns that she has seen traffic backed up into a public road at other locations for this business and that the same may also happen at this location. The Human Bean on North College does not attract traffic from the Interstate like this location will. Wellington is the first stop from Wyoming and the last stop leaving Colorado. She also would like to see the actual traffic report. She agreed with Commissioner Kinney about seeing an updated lighting plan and would like to see more of a hard buffer option for screening headlamps instead of just plants.

Chairman McCaffrey, seeing no other hands raised for public comment closed the public hearing.

Commissioner Kinney moved to table the conditional use for a drive thru in the C1 Zoning District and site plan review and continue the public hearing to March 1, 2021 at 6:30 pm during an online web meeting. Commissioner Friedrichs seconded. Motion passed 7-0.

## B. Election of Officers

Bert McCaffrey was nominated by Commissioner Hamman to serve as Chair, seconded by Commissioner Kinney. The nomination was accepted by McCaffrey and unanimously approved by the Commission.

Eric Sartor was nominated by Commissioner Hamman to serve as Vice-chair, seconded by Commissioner Knaack. The nomination was accepted by Sartor and unanimously approved by the Commission.

7. ANNOUNCEMENTS

A. Director Report on Administrative Approvals

Bird explained that at the December meeting, staff had proposed that some of the more straightforward types of development-related requests could be approved administratively by staff. It seems a little onerous to go through a 30-day review process to get on the Planning Commission meeting for something that is straightforward. The Commission generally agreed that some administrative approvals could be reasonable with some limitations. Staff was asked to report back to the Planning Commission with any approvals that were given.

There was one administrative approval since the December Planning Commission meeting. In the municipal code it says that any freestanding sign be approved at time of site plan review. A request was received from the chiropractic office north of Ridley's Family Market to install a free-standing sign. The planning staff and engineering staff worked with them on the size, scale and location of the sign for that development and administratively approved a free-standing sign.

Chairman McCaffrey liked that this was taken care of in a timely manner and approved of the process.

8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:17 pm.

Approved this 1st day of March, 2021

*PATTY LUNDY*

Recording Secretary