



# TOWN OF WELLINGTON

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## PLANNING COMMISSION

June 6, 2016 MEETING  
7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

### AGENDA

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#### CALL TO ORDER / ROLL CALL

#### ADDITIONS OR DELETIONS FROM THE AGENDA

#### PUBLIC COMMENT

Public invited to be heard on (items not on Agenda)

#### PRESENTATIONS

#### CONSENT AGENDA

Planning Commission Meeting Minutes from May 2, 2016

#### OLD BUSINESS

1. Site Plan – Lots 1 & 2 - Wellington Business Center– Matt Mullet

#### NEW BUSINESS

1. Final Plat & Zoning – Wellington Downs PUD
2. Conditional Use – 8101 Sixth Street – Hair Salon
3. Conditional Use Lot 2-3 Wellington Gardens – Single Family Residential
4. Site Plan – Multifamily on Lot 1, Block 11, Wellington Pointe Commercial

#### TOWN ADMINISTRATOR UPDATE

#### SCHEDULE WORK SESSION

#### OTHER

#### ADJOURN

PLANNING COMMISSION  
REGULAR MEETING  
June 6, 2016

The Planning Commission for the Town of Wellington, Colorado, met on June 6, 2016 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:01p.m.

COMMISSIONERS PRESENT: PAUL COX, JACK BRINKHOFF, BERT  
MCCAFFREY, and BONNIE DAWDY

COMMISSIONERS ABSENT: ASHLEY MACDONALD, ERIC KESELBURG and  
BARRY FRIEDRICHS

PRESIDING: BERT MCCAFFREY, CHAIRMAN

ALSO PRESENT: LARRY LORENTZEN, TOWN ADMINISTRATOR  
CYNTHIA SULLIVAN, DEPUTY CLERK

Additions or Deletions from the Agenda

None

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Public to be heard on non-agenda items

None

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Presentations

None

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Consent Agenda:

- Planning Commission Meeting Minutes from May 2, 2016.

COMMISSIONER DAWDY MOVED AND COMMISSIONER BRINKHOFF SECONDED to approve the consent agenda. Roll call was taken and the motion passed unanimously.

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OLD BUSINESS

1. Site Plan – Lots 1 & 2 – Wellington Business Center – Matt Mullet  
*Matt Mullet – applicant*

Staff Recommendations:

1. Revised elevations for Building B showing the end walls broken up visually to comply with architectural standards be submitted for staff review and approval.

Mr. Lorentzen said a revised plan has been submitted and now meet the standards.

2. A revised photometric plan with added parking lot lights to meet minimum 1-foot candle lighting in parking spaces be submitted for staff review and approval.

Mr. Lorentzen said lighting was still not sufficient in the parking lot. Mr. Mullet said he has a revised photometric plan and will forward it to Mr. Lorentzen.

Mr. Lorentzen gave the history on the project. These are the first buildings of the project and would be a warehouse style metal building with overhead doors. The end units of the buildings will have store front windows. He suggested approval with staff review of the lighting plan.

Mr. Mullet said the intent of the buildings are for office/warehouse use.

Commissioner Brinkhoff asked what the time period would be for completion. Mr. Mullet said that the infrastructure for the subdivision and the first building would be started immediately and the second building would be started after the first is finished.

Mr. Lorentzen asked for clarification on the detention pond. Mr. Mullet said the pond is about finished. They are having problems with the drainage, because the larger pond to the south is higher than expected. They are waiting until the pond level goes down to complete the work. He said it might take until August.

Wendell Nelson, Chamber of Commerce, thought that the units along Wine Cup Street would be smaller. Mr. Mullet said it is one large building that could be divided into 5 units. The smallest space available would be 3,000 square feet, but they could choose larger units or have multiple units.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER COX SECONDED to approve the site plan for lots 1 and 2 Wellington Business Center conditional on staff approval of lighting plan. Roll call was taken and the motion passed unanimously.

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### NEW BUSINESS

#### 2. Conditional Use – 8101 Sixth Street – Hair Salon

*Yadhira Morales - applicant:*

Ms. Morales said she was running a hair salon in the old hotel and the rent was expensive. She found an opportunity to purchase a home with space to put her business. When she purchased the home she renovated the garage for her salon. She thought because it was part of the home she did not need a permit. She is currently not working until the renovations are inspected. This is a financial strain because it is just her and her two children. Mr. Lorentzen said the issue is that she was finishing the garage and had done some structural changes without a building permit. Since this is a commercial building, it will need a Certificate of Occupancy (CO) for the business to be open.

Commissioner Brinkhoff asked if this could be done conditionally until the remodel is finished. Chairman McCaffrey asked if she could have the business open while the work is being finished. Mr. Lorentzen said the zoning for this property is transitional it does allow mixed use. The Planning Commission can approve the conditional use, but it still has to go to the Board of Trustees. He suggested that Safebuilt should look at the project before that meeting to see what it needs for completion. We need to make sure there are no life safety issues before allowing it to be open to the public.

Commissioner Cox asked for clarification on the motion. Mr. Lorentzen said the vote would be on whether the use is appropriate for the zoning.

Chairman McCaffrey stated that the work that has been done is a great improvement to the building.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER DAWDY SECONDED to approve the conditional use of the Hair Salon at 8101 Sixth Street. Roll call was taken and the motion passed unanimously.

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#### 3. Conditional Use – Lots 2 & 3 Wellington Gardens – Single Family Residential

*Stephanie White: applicant.*

Ms. White said they have owned this property for 10 years and had wanted to develop it as commercial, but have not had any success. They would like to develop the land as residential with 2 Victorian style homes on slab or crawl spaces.

Commissioner Brinkhoff said one of the concerns was the access off Cleveland. How would they address that issue? Ms. White said they would have a joint driveway between the two homes. She said that they are working with engineers on the compaction on the lots.

Mr. Lorentzen said since this is in the Downtown Commercial district he suggested that it be approved conditionally on the submittal of elevations and material list for the Planning Commission to review.

Mr. Nelson asked where this property was located. Mr. Lorentzen pointed it out on the map. Mr. Nelson said it is zoned downtown commercial. He mentioned that residential would not bring in needed revenue and felt it should not be encouraged. Commissioner Brinkhoff reiterated that commercial was the plan, but there had been no activity. Mr. Lorentzen explained that when this area was zoned as Downtown Commercial, residential was not taken out, because it would make the current homes non-conforming and renovated or additions could not be made.

Brian Graves, 4000 Washington, suggested that any plans should be reviewed by the Main Street Board.

Ms. White mentioned that these types of structures have been converted into commercial locations. Commissioner Brinkhoff suggested that she might contact the Main Street Group. Ms. White has made inquiries but has not had any feedback.

COMMISSIONER COX MOVED AND COMMISSIONER BRINKHOFF SECONDED to approve the conditional use for lots 2 and 3 Wellington Gardens for residential use. Roll call was taken and the motion passed unanimously.

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1. Final Plat and Zoning –Wellington Downs PUD

*Andrew Gerk: Representing applicant*

Mr. Gerk reviewed the changes that have been made since the preliminary approval. He said since the Board of Trustees approval they have completed the engineering and traffic plans and submitted them to the town. The main issue remaining is the completion of the Development Agreement, which includes the traffic signal and has to approved by the Board of Trustees. He said this project includes 118 single family and 70 multi-family. The multi-family would be owned by one owner and run by a property management company.

Chairman McCaffrey asked for clarification on the location of the traffic signal. Mr. Gerk said there would be one located on the frontage road and one at the off ramp of the interstate. Mr. Lorentzen clarified that the name Pheasant Run needed to be moved to the private road. Mr. Gerk said the plans for the signal light have been submitted to Colorado Department of Transportation (CDOT).

Commissioner Dawdy asked where the multi-family is located. Mr. Gerk said the plan submitted is a subdivision plat not a site plan so the buildings are not shown. He pointed out that they would be located in Tracts D and E.

Commissioner Dawdy asked what the setbacks are on the backyards facing the frontage road. She asked what type of buffer would be between the frontage road and the homes. Mr. Gerk said there is a trail system along the west side of the subdivision. Mr. Lorentzen said that a CDOT representative would be at the next Board of Trustees Meeting to discuss possible barriers along the interstate. Morgan Kidder, representing the applicant, said that there is approximately 80 feet from the frontage road right-of-way. Mr. Gerk said it would be approximately 100 feet from the interstate right-of-way.

Nathan Hubenka, of 7305 Indigo Run, said his concerns are traffic control on the eastside frontage road and the additional traffic on the overpass. He felt that these issues need to be resolved before any building starts. He has had discussions with CDOT regarding the interstate. Regarding the development itself, he was for approval.

Chuck Cross, of 4202 Alder Creek, asked that the Planning Commissioners who are not on the town board attend the next Board of Trustees meeting on June 14th.

Commissioner Dawdy asked when the signal lights would be installed. Mr. Lorentzen said that will be part of the development agreement as infrastructure and would be required to be installed and approved before any building permits could be issued or received CO. Possibly this year.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER COX SECONDED to recommend the approval of the Final Subdivision Plat and rezoning for Wellington Downs PUD. Roll call was taken and the motion passed unanimously.

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#### 4. Site Plan- Multifamily on Lot 1, Block 11, Wellington Pointe Commercial

*Larry Noel – Applicant*

Staff recommendations:

1. Submittal of a landscape plan for staff review and approval.
2. Amending parking spaces to 10'X20'. With 24' aisles.
3. Submittal of a photometric plan showing acceptable light levels in parking areas for staff review and approval.

Mr. Noel said this plan is for three six-plex buildings on lot 1 Block 11 of Wellington Pointe subdivision. This project is adjacent to other multi-family units and commercial. He agreed with the staff recommendations.

Mr. Lorentzen said this is zoned Highway Commercial and under the new ordinance, that goes into effect next week, would be a conditional use.

Tim Kerbs, of 6509 Cottonwood, commented on diversified housing in Wellington. He felt that Wellington has mostly starter homes and not medium or high-end homes. Commissioner Brinkhoff mentioned the larger lot subdivision plans that are being submitted.

COMMISSIONER DAWDY MOVED AND BRINKHOFF SECONDED to approve the site plan for multifamily on Lot 1 Block 11, Wellington Pointe. Roll call was taken and the motion passed unanimously.

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#### TOWN ADMINISTRATOR UPDATE

Mr. Lorentzen updated the Commission on the following:

- More multifamily has been coming in.
- Commercial projects are moving forward.

Commissioner Dawdy asked about the Mexican Restaurant. Ms. Sullivan said we are still working on the Liquor License and the owner needs to complete the building permit before they could open.

Commissioner Cox asked how long County Road 7 would be closed north of town. Mr. Lorentzen said it was partially closed so they could tie in the internal streets, now it is completely closed for the installation of the water and sewer mains could be tied in.

Commissioner Dawdy asked what the town is doing to draw in commercial. Commissioner Brinkhoff said that is mostly Main Street and the Chamber of Commerce. The town works with potential commercial business once they have decided to locate here. Mr. Nelson explained how they get most of the leads for potential commercial. Mr. Lorentzen said Wellington can get projects pushed through the process, but we don't have the ability to give big incentives.

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SCHEDULE WORK SESSION

No work session was scheduled.

COMMISSIONER BRINKHOFF MOVED AND COMMISSIONER COX SECONDED to adjourn the meeting. Roll call was taken and the motion passed unanimously. Meeting adjourned at 8:26pm.

Respectfully Submitted by:

Cynthia Sullivan, CMC

Deputy Town Clerk