



TOWN OF WELLINGTON

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PLANNING COMMISSION January 4, 2010 MEETING 7:00 P.M.

Leeper Center, 3800 Wilson Ave., Wellington

AGENDA

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 December 7, 2009

NEW BUSINESS

1. Site Plan - Miramont Family Medical Clinic - 7950 Sixth Street - Lot 5, Coal Creek Center
2. Site Plan – Food Processing –Chicken processing facility Lebsack Farms Annexation #2

TOWN ADMINISTRATOR UPDATE

SCHEDULE WORK SESSION

OTHER

ADJOURN

**PLANNING COMMISSION MEETING
MINUTES
January 4, 2010**

The Planning Commission for the Town of Wellington, Colorado, met on January 4, 2009 at the Leeper Center, 3800 Wilson Ave., Wellington, Colorado at 7:00 p.m.

COMMISSIONERS PRESENT: BERT MCCAFFREY, LARRY NOEL, DAVID NOE, TRAVIS VIEIRA WAYNE STERLER and BARRY FRIEDRICHS

COMMISSIONERS ABSENT: NONE

PRESIDING: CHUCK MAYHUGH, CHAIRMAN

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

Additions or Deletions from the Agenda

None

Public to be heard on non-agenda items

None

Presentations

None

Consent Agenda:

Planning Commission Meeting minutes from December 7, 2009.

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

NEW BUSINESS

1. Site Plan – Miramont Family Medical Clinic – 7950 Sixth Street – Lot 5, Coal Creek Center

Dr. John Bender, applicant, addressed the Commission regarding the building of a medical clinic on this property. He said there current location is too small for current community need. He said they would also like to expand services to include an in house lab, x-ray and dispensary. If the committee approves the plan we should have ground breaking in March and should be complete by August 1st. When complete we will increase our employment from 5 to 10 employees. He gave further background on the company. He said the facility would be approximately 4800 sq. feet. He passed out copies of the floor plans.

Chairman Mayhugh asked if the dispensary would only provide medications prescribed by the doctors in this facility. Mr. Bender said the reason for the dispensary is to provide medicines to their clients when the town pharmacy is closed and so clients would not need to go into Fort Collins to fill their prescriptions.

Frank Vaught, designer on the project, passed out drawings of the exterior of the building. He spoke about the design of the building and the set up of the lot.

Chairman Mayhugh asked for clarification on the location of the drive through with regard to the drive through on the other lots. Mr. Vaught said the reason for the location has to do with the location of the utility lines on the property.

Commissioner Noe asked about the lighting plan. Mr. Lorentzen said that would have to be submitted with the building permit.

COMMISSIONER NOE MOVED AND COMMISSIONER FRIEDRICHS SECONDED to approve site plan for Miramont Family Medical Clinic – 7950 Sixth Street with staff recommendations. Roll call was taken and the motion passed unanimously.

2. Site Plan – Food Processing – Chicken processing facility Lebsack Farms Annexation #2

Jim Pieper, applicant, said this is a plan for a processing plant in the industrial park which is north of the previously location. He said that even though it's the same type of structure it is for a completely different company. He addressed the staff recommendations. He explained they would unload the birds into the kill room of the building. He did not understand the second recommendation. Mr. Lorentzen said there is a gravel drive shown going to the north but it does not extend to the paved road. Mr. Pieper said that is going to be a private drive. He said that there would not be any retail space in the new design so we would not need the extra parking spaces. He said the last item was added landscape to screen the walk in coolers. He said the coolers would be enclosed. He said the minimum square footage of the landscaping has been met.

Commissioner Vieira asked who would be leasing the building. Mr. Pieper said the principles in the business would be himself and Mr. Baker.

Chairman Mayhugh asked if they had USDA approval of the plans and do they meet the Health Department regulations. Mr. Pieper said the plans are in process and they are in compliance with Health Department regulations. Chairman Mayhugh asked if the walk in coolers are included as part of the square footage. Mr. Baker, of Kustom Structures, said they were not included, but they would have panels around the exterior of the units.

Kirk Price, of Buffalo Creek, asked why this use is being looked at when citizens made it known that they did not want this type of business in town. Chairman Mayhugh explained that the previous application was for a conditional use of a light industrial property. This application is for a use by right on an industrial property. All we are required to do is make sure that the structure and lot meet building standards.

Karen Johnson, of 3363 Firewater Lane, asked why the Commission was looking at this issue when there was such opposition. Commissioner Vieira explained that a conditional use process requires that there be a public hearing where conditions can be placed on the use. With use by right it only has to come in for a site plan review so we lost the opportunity to put on conditions. Ms. Johnson asked what type of buffer would be placed between this lot and the park. Mr. Lorentzen said the way the site is planned there would be a parking lot and an area with trees and bushes to the west of the building.

Mr. Lorentzen said there are two criteria that still need to be met. First is the parking lot, each space is required to be 10X20 with a 20 foot isle. The landscaping needs to be enlarge to meet the regulations. His recommendation for tabling this item was to give the developer time to make the corrections on the plans. He said that infrastructure would have to be finished before a building permit could be issued. He said the development agreement would be reviewed at the board meeting next week.

Mr. Pieper said he could have the corrections made by tomorrow. Mr. Lorentzen said he would need the corrections by Thursday. Mr. Lorentzen said there would be one additional recommendation to have the photometric plan submitted with the building permit.

CHAIRMAN MAYHUGH MOVED AND COMMISSIONER NOE SECONDED to approve site plan for Chicken Processing Business in Lebsack Farms Annexations #2 with staff recommendations with addition of lighting. Roll call was taken and the motion passed unanimously.

Town Administrators Update

Mr. Lorentzen updated the Commission on the following items.

- Zoning for a portable Coffee Shop
- Obsolete Annexations – Required to be recorded within a year of annexation. Board can extend period.
- Election of officers at next meeting.

Schedule Work Session

No work session was scheduled.

Other

COMMISSIONER MCCAFFREY MOVED AND COMMISSIONER VIEIRA SECONDED to adjourn at 8:00pm. Roll call was taken and the motion passed unanimously.

ATTEST:

Cynthia Sullivan, CMC
Deputy Town Clerk