

Windsor Planning Commission

Documenter Name: Nanci Wendland

Agency:

Agency Website:

Date & Meeting Time: May 17, 2023; 7:00 PM

Members Present: Gail Schick, Chairman; Timothy Reddick, Vice-Chairman; Ben Kirch; Cindy Beemer; Nathan Kinney; Jose Valdes; David Hassard - Alternate

Members Absent: Roger Collonese

Others Present to Note: Victor Tallon, Town Board Liaison; K. Cinnamon, Deputy Town Clerk; Rick Klimek, Windsor Chief of Police & property owner; Carlin Malone, Chief Planner; Tisa Juanicorea, PDC Energy Inc.; Martin Lind, Raindance Aquatic Investments, LLC & property owner; Douglas Pithy, property owner; Tammy Waters & Katie Tate, Design Team from PDC Energy, Inc.

Relevant Document Links:

Meeting agenda: <https://windsorco.portal.civicclerk.com/event/882/files>

Meeting packet: <https://windsorco.portal.civicclerk.com/event/882/files>

Recorded Meeting: <https://windsorco.portal.civicclerk.com/event/882/files>

Meeting Notes:

The Planning Commission's responsibilities include preparation and maintenance of the [Town's Comprehensive Plan](#), which includes the [Town's Land Use Plan](#); review and implementation of provisions of [zoning](#) and [subdivision](#) ordinances, investigation and recommendation of amendments to [master plans](#), [zoning maps](#), [conditional use grants](#), and recommendations of appropriate zoning classifications for all [annexations](#).

There were no public comments.

Board Action: Carlin Malone, Chief Planner made 2 presentations for Commission consideration and approval.

1. Request for a Conditional Use Permit for a new Police Facility. This facility would be added to the Recreation Open Lands zone district off Weld County Road 15. The applicant, Windsor Chief of Police, Rick Klimek, was present. According to Carlin, the master plan has no other use for this space. Street access, landscaping, and building elevations have all been reviewed and comply with city

codes with little impact on public improvement. It will require two (2) separate public hearings.

- a. Public Comments: Douglas Pithy, property owner on County Road 15, is wondering why his residential address # was used for the address of this facility. Sandy, one of the Senior Planners present, said once the Permit is approved and submitted the address will be adjusted per the city address listings.
 - b. Commission Comments:
 - i. Cindy Beemer asked about the North end buffer. Part of it is sidewalk and then landscaping to buffer Pithy's private property.
 - ii. Jose Valdes asked about a trail running along the planned facility. Response is the trail is already part of the Poudre Trail System and it will remain.
 - iii. David Hassard asked about traffic engineering and why there were two (2) main access points to the facility. Chief Klimek and the planner both replied one was for construction access and would go away after the project was finished.
 - c. Recommendation to approve: Yes – 7, No – 0
2. Request for a Conditional Use Grant to add a pad and 40 ft high communications tower on the Raindance Gas and Oil site. This would only need five (5) acres and is not near any residences. A neighborhood meeting was held, and no one attended. This request complies with all plans and has no infrastructure burdens. Teresa from PDC Energy presented a short slide show. The tower is a part of the operations and monitors the safety and use of the facility. There is an alarm management system that operates 24/7 for weather concerns, road closures, and possible threats to the site. The tower does not emit any noise.
- a. Recommendation to approve: Yes – 7, No – 0

Communications:

1. Planning Commission members: none
2. Victor Tallon, Town Board Liaison: In Progress, the Windsor police are looking for a Grant to install block cameras to identify license plates. These are currently in use with HOA's and help identify vehicles used in committing thefts and other crimes. These would be installed around community neighborhoods and in the parks.
3. Communication from Staff: Carlin reminded the commission about the planning conference in Colorado Springs September 27 through September 29.

Meeting Adjourned at 7:46PM.

Summary:

This meeting was professional and well organized. There weren't many comments from the commission, no comments from any public residents that may have attended, and no contested issues. This commission used an electronic voting system which made it easy to see who was in attendance and their votes. Wellington and Red Feather Lakes do not have this, but it would be a nice addition for their meetings.

Two (2) issues were presented with a unanimous Yes vote from all commission members on each one.

1. Request for a Conditional Use Permit for a new Police Facility zoned partial recreation open space and residential.
2. Request for a Conditional Use Grant to add a pad and 40 ft high communications tower on the Raindance Gas and Oil site. This site is already developed and landscaped. Adding a pad and tower is essential for their operations and will help with safety and security on the premises. No neighborhood residents objected.

Follow-up Questions: None