



## PLANNING COMMISSION REGULAR MEETING

April 17, 2024 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit  
[www.windsorgov.com/MeetingsOnDemand](http://www.windsorgov.com/MeetingsOnDemand).

### AGENDA

#### A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

*Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.*

*Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.*

#### B. CONSENT CALENDAR

1. Approval of the March 20, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

#### C. BOARD ACTION

1. Election of Officer - Election of Planning Commission Vice Chair
  - Staff presentation: Scott Ballstadt, Director of Planning
2. Public Hearing - A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.
  - Legislative Action
  - David Eisenbraun, Long Range Planner
  - Staff Presentation, Michelle Vance, Executive Director - Windsor Downtown Alliance
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4. Public Hearing - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant
  - Quasi-judicial action
  - Staff presentation: Sandra Mezzetti, Senior Planner
5. Recommendation to Town Board - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant
  - Quasi-judicial action
  - Staff presentation: Sandra Mezzetti, Senior Planner
6. Public Hearing - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering consultant
  - Quasi-judicial action
  - Staff presentation: Carlin Malone, Chief Planner
7. Recommendation to Town Board - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering/surveying consultant
  - Quasi-judicial action
  - Staff presentation: Carlin Malone, Chief Planner

#### D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
  - a. Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 3 (Weld RE-4 Middle School) - Carlin Malone, Chief Planner
  - b. Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 1 (Windsor Police Headquarters and Training Facility) - Carlin Malone, Chief Planner

#### E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.