



PLANNING COMMISSION REGULAR MEETING

February 5, 2025 - 7:00 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
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.

The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

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

C. BOARD ACTION

1. Public Hearing - Request to Rezone 1.06 acres within Raindance Subdivision 21st Filing, Tract A, from SF-1 (Single Family Residential) to ER (Estate Residential) - Garrott Scallon, The Water Valley Company, property owner representative; Martin Lind, Raindance Aquatic Investments LLC, owner.
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board - Request to Rezone 1.06 acres within Raindance Subdivision 21st Filing, Tract A, from SF-1 (Single Family Residential) to ER (Estate Residential) - Garrott Scallon, The Water Valley Company, property owner representative; Martin Lind, Raindance Aquatic Investments LLC, owner.
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Chief Planner

3. Public Hearing - Request to Remove a PUD (Planned Unit Development) Zoning Overlay from a RMU-2 (Residential Mixed Use-2) Zone District - Overland 368- Chad Ellington, applicant, Peak Development Group; and Shelley LaMastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
4. Recommendation to Town Board - Request to Remove a PUD (Planned Unit Development) Zoning Overlay from a RMU-2 (Residential Mixed Use-2) Zone District - Overland 368 - Chad Ellington, applicant, Peak Development Group; and Shelly LaMastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
5. Public Hearing - Overland 368 Master Plan Amendment - Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
6. Recommendation to Town Board - Overland 368 Master Plan Amendment - Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

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.