



**TOWN OF WELLINGTON
PLANNING COMMISSION
April 6, 2026**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:31 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on April 6, 2026, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:31 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chair
Tim Whitehouse
Sherman Stringer
Bert McCaffrey
Eric Stahl
Lisa Chollet

Linda Knaack

Absent:

Town Staff Present:

Cody Bird, Planning Director
Aidan Checkett, Planner I
Brittany Lenoir, Planner III

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

There was no public comment.

5. CONSIDERATION OF MINUTES

Commissioner McCaffrey moved to approve the regular meeting minutes of March 2, 2026, as presented. Commissioner Stringer seconded.

Yeas – Chollet, Stringer, Whitehouse, Stahl, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

6. NEW BUSINESS

A. Site Development Plan – Wellington Community Services Center, 3520 Harrison Ave.

Cody Bird, Planning Director, introduced the item. He thanked the project team for their cooperation and communication during the review project. Bird invited Aidan Checkett, Planner I, to present Staff's findings.

Checkett presented the Staff report and findings.

Commissioner Chollet asked if the nonconformity on the rear setback of the existing building would affect the identified future building. Checkett stated that it would not. Bird noted that the existing nonconformity on the existing building is not being enlarged or expanded, and thus the nonconforming structure is permitted under the Land Use Code.

Chair Sartor invited the applicant to speak on the matter.

Steve Sarno, a member of the Wellington Community Services Center Board, outlined the history of the organization and noted that the permanent location was important for their operations. He also stated that Larimer County Health and Human Services had committed to staffing two positions in the social services offices.

Mark Gabbert, chair of the Wellington Community Services Center Board, said that he was hopeful the project would help address the lack of mental health professionals in Wellington.

Commissioner Whitehouse moved to approve the Site Development Plan for a commercial building development at Lot 12A, Wellington Place Lot Line Adjustment, based on the findings in the Staff report and subject to the conditions of approval outlined by Staff. Commission McCaffrey seconded.

Yeas – Chollet, Stringer, Whitehouse, Stahl, McCaffrey, Sartor

Nays-

Abstain-

Motion carried.

7. COMMUNICATIONS

A. 1st Quarter 2026 Residential Building Permit and Lot Inventory Report

Bird presented the report. Commissioner Whitehouse asked what the 2026 housing projections were based on and if they were ever changed. Bird stated that projections in the report are based on budget and revenue modeling that has not been updated mid-year.

Whitehouse asked if Staff had any idea what construction permit numbers might look like for the year. Bird said Town staff is in conversation with developers and builders and expects some projects already started will continue to advance. He stated that his bigger concern is the shortage of lots that are permit-ready.

B. Kaufman & Robinson, Inc.

Bird noted that Staff had received an application from Kaufman & Robinson, Inc. to make minor changes to their approved site at 4102 Glow Ave. The changes would involve an expansion of the parking lot and landscaping changes. Staff believes at this point that all changes would meet criteria for an administrative review and approval.

Commissioner Chollet asked if Bird had an update on HB26-1001 now that it has been passed. Bird said he would provide the Commission with an update.

8. ADJOURNMENT

Chair Sartor adjourned the regular meeting at 7:04 PM

9. WORK SESSION

A. Transportation and Mobility Plan Update and Discussion

Chair Sartor opened the work session at 7:18 PM.

Chair Sartor closed the work session at 8:30 PM.

Approved this 13th day of July, 2026.

Aidan Checkett

Recording Secretary