TOWN OF WELLINGTON
PLANNING COMMISSION
July 13, 2020

MINUTES

1. CALL TO ORDER
   The Planning Commission for the Town of Wellington, Colorado, met on July 13, 2020, at the Leeper Center, 3800 Wilson Ave., Wellington Colorado at 6:30 p.m.
2. ROLL CALL
   Commissioners Present: Bert McCaffrey, Chairperson
   Troy Hamman
   Tim Whitehouse
   Berry Friedrichs
   Rebekka Kinney
   Eric Sarter
   Linda Knaack

   Town Staff Present: Cody Bird, Planning Director
   Patty Lundy, Development Coordinator
3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
   None
4. PUBLIC FORUM
   None
5. CONSIDERATION OF MINUTES
   None
6. NEW BUSINESS

   A. Site Plan Review - Lot 4, Block 1, Meridian First Subdivision - Medical Office Building
   Cody Bird, Planning Director introduced the staff report for the site plan review located at Lot 4, Block 1, Meridian First Subdivision. This is a straight forward review at the applicants who have provided everything that was asked prior to this meeting made the staff report very easy. The following items were highlighted during the meeting:

   - The applicant is proposing to develop the property near the southwest corner of Wellington Blvd. and Saratoga Street
   - The property is zoned C3 Highway Commercial so this is a permitted use in this zoning district
   - This is location is proposed to have a veterinary clinic for small animals only
   - There will be enough parking and lighting
   - Fire Department was given the site plan and accepts the plans as presented

   James Vigesaa explained that they work with medical clients. Mr. Vigesaa said that he would like to submit building plans as soon as possible after the approval. The plan to break ground by the

end of August. He said that Mr. Bird provided and explained the information great so he will just take questions.

Commissioner Whitehouse was wanting to know how many units the building has in it. Mr. Vigesaa said that there are three units.

Commissioner McCaffrey asked if the vet clinic that would be going in the unit is someone the Planning Commission has seen before. Mr. Bird said that it was.

Commissioner Hamman was hoping it would be done by the end of the year and Mr. Vigesaa said yes.

Commissioner Kinney asked if Mr. Bird could explain how the light plan works. Mr. Bird did a small explanation that the lighting plan is not to exceed 10-foot candles but they have to have a minimum of 1-foot candles at the sidewalk edge. Commissioner Kinney was worried because there has been a development that didn't have main street lights through the subdivision. Mr. Bird explained that Meridian has put in street lights for their entire subdivision so there should be plenty of light.

Commissioner Whitehouse moved to approve the site plans for Lot 4, Block 1, Meridian First Subdivision, subject to staff comments, seconded by Commissioner Kinney.

Roll call was taken, and the motion passed unanimously.

7. ANNOUNCEMENTS

Cody Bird mentioned the following items about the Comprehensive Plan:

- The Comp Plan is looking better as things are moving forward
- Since COVID has seemed to have a little spike again they will be doing a digital engagement
- They are closing Phase 1 and starting Phase 2 which is marking on the map where there are opportunities like commercial areas and intersections that might need to be looked at
- The team has thought about going to places where people are already at like the brewerie

8. ADJOURNMENT

Commissioner McCaffrey asked if there was anything else. No reply was given so he said the meeting was adjourned at 6:47 p.m.