

**Wellington
Equestrian Preserve Committee Meeting
June 7, 2023
Village Hall Council Chambers
12300 Forest Hill Boulevard**

MINUTES

I. Call to Order

Chair Cleveland called the meeting to order at 6:30 PM.

Members present: Jane Cleveland, Haakon Gangnes, Carlos Arellano, Glen Fleischer, Dr. Kristy Lund, Richard Cunkle and Dr. Rachel Eidelman

Members late: None.

Members absent: None.

Staff present: Jonathan Reinsvold, Tim Stillings, Kelly Ferraiolo, Cory Cramer, Laurie Cohen, Judy Rios, Orlando Lindo and Helen Archer.

II. Pledge of Allegiance

Pledge of Allegiance was done.

III. Remarks by Committee Chair

Chair Cleveland introduced the committee members and explained the meeting structure.

IV. Additions/Deletions/Reordering of Agenda

Motion was made by Dr Rachel Eidelman to move the election of committee chair and vice chair until the end of the meeting, seconded by Dr. Kristy Lund. Motion passed unanimously (7-0)

V. Approval of Minutes

Glen Fleischer motioned to approve the March 1, 2023 and April 12, 2023 EPC Minutes. Dr. Kristy Lund seconded. Motion passed unanimously (7-0).

VI. New Business

Wellington North Ordinance No. 2023 -01 Petition 2022-0002-CPA and Ordinance No. 2023-01 Petition 20022-0001 - RES

Laurie Cohen, Village Attorney notified the EPC that this item was quasi-judicial and that an interested party was present. Witnesses were sworn in, followed by ex-parte communication disclosures.

Consensus was made by the committee to extend the presentation time for the applicant from twenty (20) minutes to forty (40) minutes. Interested parties time was extended to 35 minutes.

Kelly Ferraiolo, Village of Wellington Senior Planner presented Staff Report on **Ordinance No. 2023 -01 Petition 2022-0002- CPA and Ordinance No. 2023-01 Petition 2022-0001-RES** for the Wellington North project.

Cory Cramer, Planning and Zoning Manager and Tim Stillings, Planning and Zoning Director answered the committee's questions regarding the project request.

Applicant's Presentation

Paige Bellissimo, Executive Vice President & Partner for Wellington Lifestyle Partners gave an introduction of her company.

Don Hearing of Coteleur and Hearing, an agent for the applicant gave a summary of the project.

Doug McMahon, C.E.O. of Wellington Lifestyle Partners gave his staff introductions.

Andres Beck, Chief Commercial Officer for Global Equestrian Group gave a summary of their business strategy and equestrian expansion.

Douglas McMahon spoke of the conceptional plan for the North Parcel and the development partner NEXUS.

Interested Party

James Gavigan, of Shutts & Bowen representing Solar Sports Systems Inc which owns Deerridge Farms located and 12500 Pierson Road. His client is opposed to the project.

EPC Comments and Questions

The committee asked the applicant questions regarding the project.

At 9:20 PM, Chair Cleveland called for a recess prior to opening for public hearing.

Motion was made to open the public hearing by Dr. Kristy Lund, seconded by Glen Fleischer. Motion passed unanimously (7-0)

VII. Public Comments

The following 18 individuals spoke and were opposed to the North Project:

1. Patrick Parsons
2. Marc Kasowitz
3. Maureen Brennan
4. Alina Carta
5. Pat Bachi
6. Chris Schubert
7. Mark Elie
8. Lynda Sirota
9. William McCue
10. Carol Coleman
11. Phoebe Weseley
12. Jennifer Benoit
13. Melinda Rockwell
14. Sherri Carfi
15. Paulette Venere
16. Jana Lhota on behalf of Victoria McCollough
17. Mary Ellen Sencer
18. Dr. Carolyn Luther

The following 38 individuals did not want to speak but are opposed to the project:

1. Richard Ellis
2. Thorson Rockwell
3. Caleb Allen
4. Anabella Rockwell
5. Anne Highley
6. Edward Marshall
7. Robert Boyd
8. Sam Reto
9. Arlette Ravet Rigby
10. Linda Clarke
11. Jack & Sonja Seals
12. Therese Mersentes
13. Erin S Gallagher
14. Kathy Connelly
15. Christine Husson
16. Krystle Rendon
17. Dr. Carolyn Luther (previously spoke)
18. William Custer
19. Barbara Richardson
20. Emily T. Marschok
21. Christian Bradeen
22. Sherry Maira
23. Paulette Massicotte
24. Sophie Ghedin

25. Hilary Hebert
26. Margaret Duprey
27. Betsy Rebar Sell
28. Robin Hummel Johnson
29. Diane Perkins
30. Richard Ellis
31. Karin Bradeen
32. Sahar Daniel Hirosh
33. Sydney Schreiber
34. Karen Ramsing Bixler
35. Randy Halvorsrod
36. Chris Curiger
37. Andrew Carduner
38. Nancy Martelli

The following individual spoke and supports the project:

- Tommy Skiffington - Supports Project

Motion to Close Public Hearing was made by Haakon Gangnes, second by Glen Fleischer, motion was unanimous (7-0)

VIII. Staff Comments: None

IX. Board Comments

Glen Fleischer motioned to deny the Ordinance 2023-01, seconded by Carlos Arellano, motion was unanimously denied (7-0).

Glen Fleischer motioned to deny the Ordinance 2023-02, seconded by Richard Cunkle, motion was unanimously denied (7-0).

X. Adjournment

Motion to Adjourn was made by Glen Fleischer, second by Dr. Rachel Edelman, motion was unanimous (7-0)

Chair Cleveland adjourned the meeting at 10:47 PM.

Jane Cleveland, Chair

Helen Archer, Recording Secretary