

## **Planning Commission Minutes – March 27, 2021**

**1. Call to Order** – The Planning Commission convened a regular meeting on March 27, 2021. Chairwoman Dowker called the meeting to order at 6:00 p.m.

**2. Roll Call** – Member present: Jan Dowker Chairwoman, Jeff Butler Vice Chair, Sean Murphy, Patrick Dillon, Chris Kurtz, and Abigail Smith. Jeff Butler Vice Chair joined at 6:03 p.m.  
Members absent: Matt Rood.  
Staff present: Curt Freese, Adam Olinger, and Jonathan Mitchell.

**3. Consent Agenda** – Minutes from the March 11, 2021 and March 27, 2021 Planning Commission Meeting.

**Motion made by Commissioner Murphy, Seconded by Commissioner Smith. With all in favor, THE MOTION CARRIED.**

### **4. Public Hearing: Heron Lakes Commons (Heron Lakes 16th Filing) Final Plat – Jon Hauser, Agent**

Planner Adam Olinger introduced the project as a Final Plat.

Public comment was opened at 6:15 p.m.

Public comment was closed at 6:17 p.m.

**MOTION made by Commissioner Murphy, Seconded by Commissioner Kurtz. With all in favor, THE MOTION CARRIED.**

### **5. Public Hearing: Fickel Farm Neighborhood Master Plan and Major PUD Amendment – Steve Wiens, Agent for Berthoud Homes, LLC.**

Director Freese introduced the Fickel Farm Neighborhood Master Plan and Major PUD Amendment.

Will Edwards (Owner), Justin Beckner (Civil Engineer), Justin Hayes (Consultant), and Steve Wiens (Consultant) presented additional information about the Master Plan.

Public comment was opened at 7:22 p.m.

Public comment was closed at 7:24 p.m.

The Commissioners spoke in support of the development and diversity of the design, but shared concerns over the parking and trails.

**MOTION made by Commissioner Murphy to recommend the approval of the Neighborhood Master Plan, conditioned on the following:**

- 1. All alleys remain private.**
- 2. A 10' concrete trail along the Southeastern Greenway is provided connecting to the Farmstead Trail.**
- 3. An East-West trail extending from Welch is provided.**
- 4. A parking study to consider visitor parking is submitted with the preliminary plat submittal.**

**Seconded by Commissioner Kurtz**

**With all in favor, THE MOTION CARRIED**

**MOTION made by Commissioner Murphy to APPROVE the Fickel Farm PUD Amendment finding that the following criteria have been met:**

- 1. The request satisfies Section 30-3-110 B. of the Town of Berthoud's Development Code; and**
- 2. Is consistent with the Town of Berthoud's Comprehensive Plan and Preferred Land Use Map; and**
- 3. Is consistent with the Neighborhood Master Plan.**

**SECONDED by Commissioner Butler**

**With all in favor, THE MOTION CARRIED.**

## **6. Reports –**

Director Freese introduced a new addition to the Community Development department – **Jonathan Mitchell**, Permit Technician.

Director Freese announced the reappointment of two commissioners—Jan Dowker and Jeff Butler, and the appointment of two new commissioners—Chris Kurtz and Karl Ayers.

Director Freese invited commissioners to attend the Comprehensive Plan and Open Space Plan workshop with the trustees on Tuesday.

Director Freese announced as of June 01, 2021, COVID restrictions will end; the Town plans to go to a hybrid model for public meetings. Commissioners are expected to be in-person.

Director Freese mentioned this was an all-time record month of new dwelling units built in Berthoud—almost 100 new units.

## **7. Adjourn –**

The meeting was adjourned at 8:21 p.m.