

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 6:02 p.m.

2. Roll Call- Members present: Jan Dowker Chairwoman, Secretary Sean Murphy, Patrick Dillon, and Abigail Smith.

Members absent: Jeff Butler and Danielle Trotta.

Staff present: Curt Freese and Adam Olinger.

Chairwoman Dowker held a moment of silence for the victims of the Boulder Shooting

3. Consent Agenda- Minutes from the March 11th Planning Commission Meeting. Sean Murphy revised the minutes to add the second motions for the elections.

Motion made by Commission Murphy, Seconded by Commissioner Butler. Commissioner Smith voted yes; Commissioner Dillon abstained. There was no quorum, so the item will be moved to the next meeting.

Commissioner Dowker moved to switch the Johnson Minor Subdivision to Item 4 and the Westside Crossing Neighborhood Master Plan and Rezoning to Item 5 on the agenda. All were in favor.

4. Public Hearing: Johnson Minor Subdivision

Planner Olinger introduced the project as a minor subdivision from one single family lot into two, with the easternmost lot slated to become part of the park at Harvest Ridge South per the Preliminary Plat, which was approved by the Planning Commission on February 27, 2020 and by the Board of Trustees on June 9, 2020.

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

Susan Bala inquired about the applicant for this project.

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

Motion made by Commissioner Dillon to approve the Johnson Minor Subdivision conditioned on the following:

- **The installation of sidewalks fronting Lot 1 along Sara Lynn Lane and Sophie St to Berthoud and ADA standards**

Seconded by Commissioner Murphy

With all in favor, THE MOTION CARRIED

5. Public Hearing: Westside Crossing Neighborhood Master Plan and Rezoning Request – Steve Wiens, Agent

Director Freese introduced the project as a neighborhood master plan request for various-sized commercial buildings and paired/town home residential lots, and a rezoning request from PUD (Planned Unit Development) to R-4 (Mixed Use) and C-2 (Commercial).

The developer Scott Charpentier of Berthoud Gateway LLC, consultant Steve Wiens of Stacklot LLC, and broker Nathan Klein of LC Real Estate expanded on the project's details.

Public comment was opened at 7:05 p.m.

Dawn Burgess gave her support of the project, however, would prefer owner-occupied residential homes.

Michael Brooks and **Bob Carrig** voiced their concerns with the improvements on Meadowlark Drive, and the resulting traffic through residential Gateway Park.

Bryan Burgess voiced concerns with the traffic impacts and the design standards of the commercial buildings.

Rebecca Dittner spoke of her concerns with traffic safety, emphasizing areas near parks and homes. She was also concerned with the impact the project would have on Downtown Berthoud businesses.

Susan Bala was concerned with traffic. She was concerned with the architecture of commercial buildings, specifically the backs of buildings facing HWY 287. Additionally, she showed concerns with residential density and the small amounts of proposed park space.

John Bethell also expressed concerned with residential area traffic, as well as lighting and sign height in commercial areas.

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

Commissioner Murphy asked the applicants to respond to the questions and concerns voiced during the public comments.

Applicants responded by acknowledging that Meadowlark Road will be expanded and that the overall residential density was decreased from the original proposal.

Director Freese explained the Municipal Town code regulations regarding outdoor lighting, signage, and architectural design standards.

Commissioner Smith asked for any potential mitigation for reducing the amount of vehicular traffic through the Gateway Park neighborhood.

Mr. Wiens stated it was not the intention for vehicles to use the residential streets as a throughfare.

MOTION made by Commissioner Dillon to recommend approval for the Westside Crossing Neighborhood Master Plan, finding that the area requested for rezoning has changed to such a degree that it is in the public interest to encourage development in the area, conditioned on the following:

- Berming and additional landscaping will be required for every site plan along Meadowlark and HWY 287.
- A 10' trail connection from the trailhead to HWY 287 must be provided.
- Additional park area to serve the residential area must be provided as per 30-2-109.
- The Applicant verify by Preliminary Plat that the detention area is useable for recreational purposes.
- A recommendation that the applicant provide a study discussing pedestrian safety, connecting streets, and appropriate safety signage.

Seconded by Commissioner Murphy

With all in favor, THE MOTION CARRIED

MOTION made by Commissioner Murphy to recommend approval for the rezoning of Westside Crossing, finding that the request satisfies the applicable zoning amendment criteria of Section 30-3-110 B. of the Town's Development Code, is consistent with the Neighborhood Master Plan, and that the area has changed to such a degree that it is in the public interest to encourage development in the area.

Seconded by Commissioner Dillon

With all in favor, THE MOTION CARRIED

8. Reports -

Director Freese asked the commissioners to respond to the Doodle Poll so staff can set a date for the upcoming training session.

Director Freese announced the resignation of Commissioner Trotta from the Planning Commission, and stated that her position will be advertised to be filled soon.

Director Freese also alerted Commissioner Dowker that her and Commissioner Butler's terms expire in April, and their potential reappointments would be coming in the coming weeks.

Director Freese and Planner Olinger gave an update on the Comp Plan, stating that it was coming together and should be ready for adoption in early summer.

9. Adjourn -

The meeting was adjourned at 8:27 p.m.