



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
June 12, 2025 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:02 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Abigail Smith, Vice Chair
Mark Brodie, Commissioner
Marc Hofmans, Commissioner
David Pond, Commissioner

The following Planning Commission members were absent:

Nick Semedallas, Secretary
Stacy Sigman, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Bella Manzo, Town Planner

4. Approval of Minutes from the May 22, 2025 Planning Commission Meeting
 - a. Moved by Commissioner Brodie and seconded by Commissioner Hofmans.
 - b. Chair Anderson requested an abstention from the vote to approve the minutes as she was not present for the May 22, 2025 Planning Commission Meeting.
5. Public Hearing: A Public Hearing to consider a request for an Annexation, Neighborhood Master Plan and a Change of Zone for a project known as River Trails development located adjacent to and east of 1st Street and south of and adjacent to County Road 6C.
 - a. Community Development Director Anne Johnson provided a staff presentation at 6:07p.m.
 - b. The applicant was represented by Jim Birdsall and they provided a presentation at 6:24 p.m.
 - c. Public comment opened at 6:57 p.m. and closed at 7:18 p.m.
 - i. The public comment sign in sheet is attached to these Minutes.
 - ii. Emmett Culligan and Charlotte Roe jointly provided written testimony prior to the start of the hearing, as did Richard Stoner which was provided to the Planning Commission.

- d. Planning Commissioners deliberated and discussed the Criteria for Approval for the Annexation request. Discussion opened at 7:22 p.m. and closed at 7:29 p.m.
- e. Commissioner Smith moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Pond seconded the motion.
- f. Planning Commissioners deliberated and discussed the Criteria for Approval for the Neighborhood Master Plan request. Discussion opened at 7:30 p.m. and closed at 7:52 p.m.
- g. Commissioner Smith moved to forward a recommendation of approval with condition for the applicant's request and send this recommendation to the Town Trustees. Commissioner Brodie seconded the motion
 - i. The condition for approval is as follows:
 - 1. The applicant shall work with Town Staff to incorporate educational opportunities regarding wildlife, river ecosystems, agriculture, and heritage of the area in their neighborhood identity features with their Preliminary Plat.
- h. Planning Commissioners deliberated and discussed the Criteria for Approval for the Zoning request. Discussion opened at 8:00 p.m. and closed at 8:03 p.m.
- i. Commissioner Brodie moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Pond seconded the motion

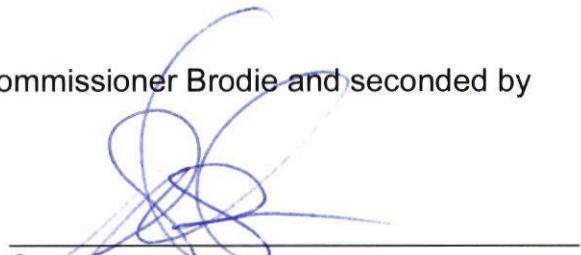
6. Report by Staff:

- a. The next Planning Commission will be on June 26, 2025 and there will be a public hearing for a land development and an update on the Comprehensive Plan and Housing Diversity Plan action plan implementation.

7. Adjourn

The meeting was adjourned by Motion of Commissioner Brodie and seconded by Commissioner Hofmans at 8:07 p.m.


Chairperson


Secretary