



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
June 26, 2025 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:05 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Mark Brodie, Commissioner
David Pond, Commissioner
Stacy Sigman, Commissioner
Marc Hofmans, Commissioner

The following Planning Commission members were absent:

Abigail Smith, Vice Chair
Nick Semedallas, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Bella Manzo, Planner
Lakin Dickson, Planning Intern
Justin Williamson, Sergeant

4. Approval of Minutes from June 12, 2025 were moved for approval by Commissioner Brodie and a second to the motion was made by Commissioner Sigman.
5. An Action Plan Update to the Comprehension Plan was presented by Community Development Director Anne Johnson. The presentation began at 6:12 p.m. and ended at 6:22 p.m.
6. An Action Plan Update to the Housing Diversity Plan was presented by Community Development Director Anne Johnson. The presentation began at 6:24 p.m. and ended at 6:32 p.m.
7. Public Hearing: A Public Hearing to consider a request for a Neighborhood Master Plan and Change of Zone known as Farmstead 3rd Filing, located at the southeast corner of Weld County Road 1 and Highway 56.
 - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:44 p.m.
 - b. The applicant was represented by Steven Schroyer and they provided a presentation at

6:57 p.m.

- c. Public testimony was opened at 7:20 p.m. and closed at 7:38 p.m. The following members of the public provided testimony: Kevin Buhrer, Emily Stuhr, Mackenzie Daley, Sarah Lincoln, Butch Hause, Melissa Town.
- d. Applicant Steven Schroyer responded to from 7:40 p.m. to 7:54 p.m.
- e. Planning Commissioners deliberated and discussed the Criteria of Approval for the proposed Neighborhood Master Plan. Discussion opened at 7:56 p.m. and closed at 8:12 p.m.
- f. Commissioner Pond moved to send a recommendation of approval to the Town Trustees of the Farmstead 3rd Filing Neighborhood Master Plan request as proposed. A second to this motion was made by Commissioner Hofmans.
- g. Planning Commissioners deliberated and discussed the Criteria of Approval for the proposed Change of Zone. Discussion opened at 8:13 p.m. and closed at 8:17 p.m.
- h. Commissioner Pond moved to send a recommendation of approval to the Town Trustees of the Farmstead 3rd Filing Change of Zone request from PUD – Planned Unit Development to SR – Suburban Residential, SC -Suburban Commercial, and UR -Urban Residential as proposed. A second to this motion was made by Commissioner Hofmans.
- i. The public hearing closed at 8:17 p.m.

8. Report by Staff:

- a. The next scheduled Planning Commission will be on July 10, with one Land Use Hearing confirmed and one additional Land Use Hearing possible. There will also be presentations on updates to the Short Term Rentals code and Mountain Avenue Overlay. There will not be a Planning Commission meeting on July 24, 2025.

9. Adjourn

The meeting was adjourned by Motion of Commissioner Sigman and seconded by Commissioner Pond at 8:24 p.m.



Chairperson



Secretary