

Planning Commission Minutes August 27, 2020.

1. Call to Order- The Planning Commission convened a regular meeting on August 27, 2020. Chairman Dowker called the meeting to order at 6:01 p.m.

2. Roll Call- Members present: Jan Dowker Chairman, Jeff Butler Vice Chair, Sean Murphy, Patrick Dillon, and Matt Rood.

Members absent: Danielle Trotta.

Staff present: Curt Freese and Adam Olinger.

3. Consent Agenda- Minutes from the August 13th, 2020 Planning Commission Meeting. Motion to approve made by Commissioner Dillon. Seconded by Commissioner Murphy. Commissioners Dowker and Butler abstained, so a quorum was not met.

4. Election of Officers- A new secretary was needed for the remainder of 2020 due to the resignation of Commissioner Byron.

Commissioner Murphy nominated Commissioner Dillon for Secretary for the remainder of 2020

Seconded by Commissioner Rood

With all in favor, THE MOTION CARRIED

5. Public Hearing: Berthoud Gateway, Steve Wiens agent-

THE PROJECT WAS PULLED FROM THE AGENDA PRIOR TO THE MEETING.

6. Public Hearing: Krueger Minor Subdivision and Variance Request, Warren, Brian, and Matthew Krueger agents-

Planner Olinger introduced the project as a minor subdivision to divide an existing R-3 lot into three R-3 lots intended to house a single-family home and a duplex, and a variance request to build an extra 5' into the 20' front setback on lots 1-2 in order to match the setbacks on the existing houses in the neighborhood.

Matthew Krueger explained that his team is more than willing meet infrastructure and site improvements required by the Town to complete the minor subdivision, but would rather see the variance request extended to 12' 6" from the front property line in order to build larger basements in the homes and to give the future residents bigger backyards.

Public comment was opened at 6:16 p.m.

Bruce Kugler of 848 6th St spoke about his displeasure of the lack of notice of Item 4's cancellation.

Nancy Horwitz of 849 5th St spoke about her concern with the density of the project and her desire for old town Berthoud to stay old.

Kelly Meyer of 524 Franklin Ave spoke of her concern with the density of the project and the small lot sizes. Ms. Meyer also asked the commissioners how many opposition letters were received during the

comment period and whether or not they do site visits, and asked the applicant why they wanted to do the project.

Public comment was closed at 6:34 p.m.

Commissioner Dowker stated that a total of 50 opposition letters were received by the commissioners during the comment rounds.

Commissioner Butler asked about why the staff recommended a different variance than the applicant asked for.

Planner Olinger stated that variances are meant to be granted in a conservative manner, and the rear yards of the potential duplex had plenty of space to move back an extra two and a half feet compared to the proposed single-family structure.

Commissioner Butler disagreed with staff's recommendation and felt that a 10' backyard might be too small.

Commissioner Murphy asked the applicant if they knew what the heights of the potential buildings would be.

The applicant stated that they were not that far in the design stage yet, but that it would follow the zoning guidelines.

Commissioner Murphy also recommended for the applicant to add a raised roof in the center of the duplex.

Commissioner Murphy then asked the applicant if they would be open to adding a height limit to the variance.

The applicant responded that they would be open to it, but were not sure on the reasoning for it.

Commissioner Dowker stated that she and all of the commissioners do multiple site visits to all items on the agenda, and stated that the mandatory sidewalk improvements by the applicant would tremendously benefit the community.

MOTION made by Commissioner Butler to approve the Variance for the Krueger Minor Subdivision with the following condition:

- The structure not to be built less than 15 ft. from the front property line and the front porch not to be built less than 9 ft. from the front property line.

Seconded by Commissioner Dillon

With all in favor, THE MOTION CARRIED

MOTION made by Commissioner Butler to approve the Krueger Minor Subdivision with the following conditions:

- The repair/reinstallation of the sidewalk on Franklin throughout the property to bring it up to code and ADA compliancy.
- The preservation of the three existing trees on Franklin Avenue.
- The driveway for the single-family home on Franklin being located between the existing trees on the southern edge of the property.
- The curb along 6th Street to be reconstructed to allow for only one driveway access point for the duplex's driveways.

Seconded by Commissioner Dillon.

With all in favor, THE MOTION CARRIED.

7. Reports -

Planner Olinger stated that Commissioner Byron resigned from the Planning Commission and that the Town will begin receiving applications for the vacant position soon.

Commissioner Dowker commended Commissioner Byron for her commitment to the Planning Commission and to Berthoud.

Planner Freese updated the commission on the progress of the Comprehensive Plan and mentioned that the upcoming online Open House event should be occurring soon.

Commissioner Butler asked staff to look into improving the public comment process to create more transparency regarding the development process.

Staff agreed with Commissioner Butler's comment and will work on improving public knowledge.

9. Adjourn -

Motion to adjourn made by Commissioner Butler

The meeting was adjourned at 7:23 p.m.