



Garden Spot of Colorado

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
August 14, 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
Nick Semedallas, Commissioner
David Pond, Commissioner
Stacy Sigman, Commissioner
Marc Hofmans, Commissioner

The following staff members were present:

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

4. Approval of Minutes from July 10, 2025 were moved for approval by Commissioner Sigman and a second to the motion was made by Commissioner Hofmans.
5. Land Use Code Update Overview. An update and summary of the modifications to the Land Development Code was presented by Community Development Director Anne Johnson.
 - a. Community Development Director Anne Johnson provided a staff presentation at 6:04 p.m.
6. Public Hearing: Proposed Amendments to Chapter 30 of the Berthoud Municipal Code regarding the Mountain Avenue Overlay District were presented by Community Development Director Anne Johnson.
 - a. Community Development Director Anne Johnson provided a staff presentation at 7:05 p.m.
 - b. Public testimony was opened at 7:19 p.m. and closed at 7:19 p.m. No members of the public provided testimony.
 - c. Planning Commissioners deliberated and discussed the proposed Amendment. Discussion opened at 7:20 p.m. and closed at 7:21 p.m.
 - d. Commissioner Semedallas moved to send a recommendation of approval to the Town Trustees of the Amendment as proposed. A second to this motion was made by Commissioner Hofmans.

e. The public hearing closed at 7:22 p.m.

7. Report by Staff:

- a. Update on the proposed Short Term Rentals amendment was not approved by the Town Board of Trustees.
- b. A land use hearing is scheduled for the August 28, 2025 meeting of the Planning Commission.
- c. The meeting of the Planning Commission on September 11, 2025 does not yet have a land use hearing scheduled.
- d. The meeting of the Planning Commission on September 25, 2025 will include a discussion with the Town Attorney, and the introduction and orientation of a new Planning Commissioner.

8. Adjourn

The meeting was adjourned by Motion of Commissioner Smith and seconded by Commissioner Semedalas at 7:36 p.m.


Chairperson


Secretary