



Garden Spot of Colorado

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
November 13, 2025 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:01 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Abigail Smith, Vice Chair
Marc Hofmans, Commissioner
Nick Semedallas, Commissioner
Bryce Filho, Commissioner
David Pond, Commissioner
Stacy Sigman, Commissioner

The following Planning Commission members were absent:

Marc Hofmans, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Bella Manzo, Planner
Luke Seeber, Town Engineer
Tyler Carpenter, Water Operations Manager

4. Approval of Minutes from October 23, 2025, were moved for approval by Commissioner Pond and a second to the motion was made by Commissioner Semedallas.
5. Public Hearing: Fickel Farm 5th
A Public Hearing to consider a request for a Preliminary Plat, known as Fickel Farm 5th Filing, located south of Mountain Avenue at Pyramid Peak Street. Continued from September 11, 2025.
 - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:04 p.m.
 - b. The applicant was represented by Kristin Turner. They provided a presentation at 6:30 p.m.
 - c. Public testimony opened at 6:47 p.m. and closed at 6:47 p.m. No members of the public provided testimony.
 - d. Planning Commissioners deliberated and discussed the proposed Preliminary Plat. Discussion opened at 6:48 p.m. and closed at 7:02 p.m.
 - e. Commissioner Sigman moved to send a recommendation of approval to the Town Board

of Trustees of the Preliminary Plat as proposed. A second to this motion was made by Commissioner Semedaldas.

f. The public hearing closed at 7:03 p.m.

6. Public Hearing: Three-Mile Plan for Berthoud

Public Hearing to review the Three-Mile Plan for Berthoud.

a. Community Development Director Anne Johnson provided a staff presentation at 7:05 p.m.

b. Public testimony opened at 7:17 and closed at 7:17 p.m. No members of the public provided testimony.

c. Planning Commissioners deliberated and discussed the proposed update. Discussion opened at 7:18 p.m. and closed at 7:18 p.m.

d. Commissioner Semedaldas moved to send a recommendation of approval to the Town Trustees of the adoption as proposed. A second to this motion was made by Commissioner Sigman.

e. The public hearing closed at 7:19 p.m.

7. Public Hearing: Town of Berthoud Engineering and Infrastructure Design Standards and Construction Specifications

Public Hearing for the adoption of an update to the Town of Berthoud Engineering and Infrastructure Design Standards and Construction Specifications by reference in Section 30-6-102 of the Berthoud Municipal Code and as an insert in the 2021 Comprehensive Plan

a. Community Development Director Anne Johnson provided a staff presentation at 7:19 p.m.

b. Town Engineer Luke Seeber provided a staff presentation from 7:22 p.m. to 7:36 p.m.

c. Public testimony opened at 7:36 p.m. and closed at 7:37 p.m. No members of the public provided testimony.

d. Planning Commissioners deliberated and discussed the proposed adoption. Discussion opened at 7:37 p.m. and closed at 7:37 p.m.

e. Commissioner Smith moved to send a recommendation of approval to the Town Trustees of the adoption as proposed. A second to this motion was made by Commissioner Pond.

f. The public hearing closed at 7:38 p.m.

8. Report by Staff:

a. At their October 28 meeting, the Town Board of Trustees heard the first reading of the proposed changes to Chapter 30 of the Berthoud Development Code, Mountain Avenue Overlay, and Design Guidelines recommended for approval by the Planning Commission at their October 9 meeting. The proposed changes were approved with three changes stipulated by the Town Board of Trustees at the second reading during their November 10 meeting.

b. The December 11 meeting of the Planning Commission will begin at 6:30 p.m.

c. A land use matter may be heard at the January 8 meeting of the Planning Commission

9. Adjourn

The meeting was adjourned by Motion of Commissioner Sigman and seconded by Commissioner Semedaldas at 7:52 p.m.



Chairperson



Secretary