



# Garden Spot of Colorado

**Town of Berthoud Planning Commission  
Town Hall  
Board Room  
807 Mountain Avenue, Berthoud, CO 80513  
January 8, 2026 at 6:00 p.m.**

1. Meeting called to order – Chairperson Anderson at 6:00 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  
Bryce Filho, Commissioner  
David Pond, Commissioner  
Stacy Sigman, Commissioner

The following Planning Commission members were absent:

Nick Semedallas, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director  
Tawn Hillenbrand, Planning Manager  
Bella Manzo, Planner  
Luke Seeber, Town Development Review Engineer

4. Approval of Minutes from December 10, 2025, were moved for approval by Commissioner Pond and a second to the motion was made by Commissioner Filho.
5. Public Hearing: Fickel Farm 5<sup>th</sup>  
A Public Hearing to consider a request for a Preliminary Plat, known as Fickel Farm 5<sup>th</sup> 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 6:06 p.m.
  - b. The applicant was represented by Kristin Turner. They provided a presentation at 6:21 p.m.
  - c. Public testimony opened at 6:40 p.m. and closed at 6:57 p.m. The following members of the public provided testimony: Pam Inman, Jennifer Vander Zee, John Vander Zee, Wade Cooper.
  - d. The applicant provided a rebuttal at 6:57 p.m.
  - e. Planning Commissioners deliberated and discussed the proposed Preliminary Plat. Discussion opened at 7:40 p.m. and closed at 7:53 p.m.
  - f. Commissioner Smith 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 Hofmans.

g. The public hearing closed at 7:54 p.m.

6. Work Session: Annual Review of Ordinance 1241 and Member Terms

Annual Review of ordinance 1241, Membership in the Town of Berthoud Planning Commission; Terms and Membership

- a. Community Development Director Anne Johnson provided a staff presentation at 7:55 p.m.
- b. The work session concluded at 8:23 p.m.

7. Work Session: Berthoud Municipal Code, Chapter 30, Section 5: Subdivision and Land Use Review of Section 5, Subdivision and Land Use, as a result of Ordinance 1376, repeal and replacement of the Berthoud land Use Code, Chapter 30 of the Municipal Code

- a. Community Development Director Anne Johnson provided a staff presentation at 8:23 p.m.
- b. The work session concluded at 8:38 p.m.

8. Report by Staff:

- a. There will be no meeting of the Planning Commission on January 22<sup>nd</sup>, 2026.
- b. The Planning Commission Meeting on February 12 is planned to include information on the Comprehensive Plan Action Plan and Housing Diversity Plan Report Card and required updates to water required by the State.
- c. There may be a land use matter on the agenda for the February 26 meeting of the Planning Commission.
- d. Approval of the consultant selection for the Public Art Master Plan will be going before the Town Board of Trustees on January 13, 2026.

9. Adjourn

The meeting was adjourned by Motion of Commissioner Sigman seconded by Commissioner Smith at 8:48 p.m.



Chairperson



Secretary