

Planning Commission Minutes August 13, 2020.

1. Call to Order- The Planning Commission convened a regular meeting on August 13, 2020. Planner Curt Freese began the meeting at 6:06 p.m.

2. Roll Call- Members present: Sean Murphy, Patrick Dillon, Matt Rood, and Danielle Trotta.
Members absent: Jan Dowker Chairman, Jeff Butler Vice Chair, Kelsey Byron.
Staff present: Curt Freese and Adam Olinger.

ELECTION OF TEMPORARY CHAIR- Due to the absence of the Chair, Vice Chair, and Secretary, the Planning Commission was required to elect a Temporary Chair to lead the meeting.

MOTION by Commissioner Dillon to appoint Patrick Dillon as Temporary Chair

Seconded by Commissioner Murphy.

With all in favor THE MOTION CARRIED

3. Consent Agenda- Minutes from the June 23rd, 2020 Planning Commission Meeting. Motion to approve made by Commissioner Trotta. Seconded by Commissioner Dillon. With all in favor, THE MOTION CARRIED.

4. Public Hearing: Berthoud Tech Center Final Plat, Brian Shear agent-

Planner Freese introduced the project as a final plat request to create 10 various sized industrial lots on a property on WCR 7 south of Hwy 56, where BioChar is currently located.

Mr. Shear explained that the final plat is the exact same as the Preliminary Plat the Planning Commission and Board of Trustees both approved in July.

Public hearing opened at 6:22 p.m.

Brain Harning of 2580 Weld County Road 42 asked whether or not the Town had architecture and/or setback requirements, whether Weld County Road 7 would be paved for this project, if the applicant is intending to lease or sell the lots, and if the applicant has looked into weed and prairie dog mitigation.

Public hearing closed at 6:26 p.m.

Planner Freese responded to the public hearing, stating that all buildings would have to be at least 20 feet from the right of way from Weld County Road 7, and that the Town has strict architecture guidelines that will be enforced at the site plan phase of development. Planner Freese also stated that the applicant will be responsible for paving Weld County Road 7 and extending all utility lines to their property.

Todd Loose, the applicant, responded to the public hearing by stating that he has begun work on prairie dog mitigation, and that he would like to work with his neighboring property owners to ensure success.

MOTION made by Commissioner Murphy to recommend approval of the Berthoud Tech Center Final Plat.

Seconded by Commissioner Dillon.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Prairiestar 5th Filing Final Plats, Scott Sarbaugh agent-

Planner Freese introduced the project as two final plats on the southern and eastern edges of the Prairiestar subdivision.

Mr. Sarbaugh confirmed that the final plats are the exact same as their corresponding portions in the preliminary plat that both the Planning Commission and the Board of Trustees approved in July.

Public Comment was opened at 6:43 p.m.

Anton Camarota of 41 Country Rd wanted to ensure that supervision would be given to builders as they construct the new lots to keep trash, debris, and other issues from arising.

David Gregg of 340 Mountain Ave is a builder in Prairiestar and urged the approval of the final plat so he can continue to build his economically viable houses.

Public comment closed 6:50 p.m.

Planner Freese explained that the Town has hired three new staff members and started contracts with ProCode for building inspections and Baseline Engineering for engineering review all within the last two years, as in the past staff was overwhelmed by the amount of development projects in Berthoud.

Commissioner Dillon again expressed his excitement to see the Prairiestar subdivision completed.

Commissioner Dillon motioned to recommend approval of the Prairiestar 5th Filing Final Plats with the following conditions:

- **Lots 12 and 19 in block 34, and lots 1 and 8 in block 37 must place their driveways at the furthest point from the roadway as possible to meet LCUASS standards.**

Seconded by Commissioner Trotta.

With all in favor, THE MOTION CARRIED

8. Reports -

Planner Freese mentioned that the Comprehensive Plan Committee was going to have another meeting later in the month, and that the specific date and time was still TBD.

9. Adjourn -

Motion to adjourn made by Commissioner Trotta

Seconded by Commissioner Murphy.

The meeting was adjourned at 7:04 p.m.