



# Garden Spot of Colorado

**Town of Berthoud Planning Commission  
Town Hall  
Board Room  
807 Mountain Avenue, Berthoud, CO 80513  
February 26, 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  
Marc Hofmans, Commissioner  
Nick Semedalas, Commissioner  
Bryce Filho, Commissioner  
David Pond, Commissioner

The following Planning Commission members were absent:

Stacy Sigman, Commissioner  
Abigail Smith, Vice Chair

The following staff members were present:

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

4. Approval of Minutes from February 12, 2026, were moved for approval by Commissioner Semedalas and a second to the motion was made by Commissioner Filho.
5. Public Hearing: Heron Lakes 21<sup>st</sup> Filing Preliminary Plat  
A Public Hearing to consider a request for a Preliminary Plat, known as Heron Lakes 21st Filing, located off TPC Parkway, approximately 500-feet north of the TPC Parkway and Grand Market Avenue Intersection.
  - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:05 p.m.
  - b. The applicant was represented by Jim Birdsall. They provided a presentation at 6: 21 p.m.
  - c. Public testimony opened at 6:42 p.m. and closed at 6:42 p.m. No members of the public provided testimony.
  - d. Planning Commissioners deliberated and discussed the proposed Preliminary Plat. Discussion opened at 6:42 p.m. and closed at 6:45 p.m.
  - e. Commissioner Pond 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 Semedalas.

f. The public hearing closed at 6:46 p.m.

6. Report by Staff:

- a. At their meeting on February 24, the Town Board of Trustees heard a request for a removal of conditions of the Use by Special Review permit for the Caring Pathways Pet Crematorium. The request was approved. At this meeting, the Town Board also accepted the Annexation Petition for the Lewis Valley Annexation, which will come before the Planning Commission at an upcoming meeting.
- b. At the March 12, 2026 meeting of the Planning Commission, there will be a public hearing for the addition of a Water Element in the Comprehensive Plan as required by State legislation. Planning Intern Lakin Dickson and Water Resources Administrator Alex Tennant will present this item.
- c. Planning Manager Tawn Hillenbrand gave an update on the Public Art Master Plan process. Commissioners Hofmans and Filho expressed interest in participating in an initial, small-group stakeholder meeting to be held on March 18. Additional outreach opportunities will be available as the plan progresses.

7. Adjourn

The meeting was adjourned by Motion of Commissioner Semedallas seconded by Commissioner Pond at 6:54 p.m.

8. Work Session: Open Discussion with Town Attorneys

- a. Planning Commissioners had an open discussion with Town Attorneys Kathryn Sellars and Nick Hartman, beginning at 6:55 p.m.



Chairperson



Secretary