



Garden Spot of Colorado

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
May 14, 2026 at 6:00 p.m.**

1. Meeting called to order – Vice Chair Semedalas at 6:11 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Nick Semedalas, Vice Chair
Bryce Filho, Secretary
Mark Hofmans, Commissioner
David Pond, Commissioner
Marleene Buttice, Commissioner
Brandon Terrazas, Commissioner

The following Planning Commission members were absent:

Stacy Sigman, Chair

The following staff members were present:

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

4. Work Session
 - a. Technology Setup for Planning Commissioner eNotebooks and Email Addresses
 - i. This work session was removed from the agenda by Vice Chair Semedalas due to the absence of IT Specialist Bryan Fister.
5. Approval of Minutes from April 9, 2026, were moved for approval by Commissioner Pond and a second to the motion was made by Commissioner Hofmans.
6. Public Hearing: Berthoud Industrial Annexation and Zoning
A Public Hearing to consider a request for an Annexation and Zoning of a property, known as Berthoud Industrial, located west of and adjacent to 1st Street, east of Clayton Place, north of W County Road 10E and south of E County Road 12.
 - a. Planner Bella Manzo provided a staff presentation at 6:18 p.m.
 - b. The applicant was represented by Derek Griess. They provided a presentation at 6:26 p.m.
 - c. Public testimony opened at 6:31 p.m. and closed at 6:31 p.m. No members of the public provided testimony.
 - d. Planning Commissioners deliberated and discussed the proposed Annexation. Discussion opened at 6:31 p.m. and closed at 6:37 p.m.

- e. Commissioner Pond moved to send a recommendation of approval to the Town Board of Trustees of the Annexation as proposed. A second to this motion was made by Commissioner Hofmans.
- f. Planning Commissioners deliberated and discussed the proposed Zoning. Discussion opened at 6:39 p.m. and closed at 6:39 p.m.
- g. Commissioner Buttice moved to send a recommendation of approval to the Town Board of Trustees of the Zoning as proposed. A second to this motion was made by Commissioner Hofmans.
- h. The public hearing closed at 6:40 p.m.

7. Public Hearing: Landscape Design Guidelines Amendment

Public Hearing to review the proposed amendment to the Landscape Design Guidelines, specifically the Wildland Urban Interface (WUI) section and Master Plant Lists, in consideration of the newly adopted Colorado Wildfire Resiliency Code.

- a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:41 p.m.
- b. Public testimony opened at 6:45 p.m. and closed at 6:45 p.m.
- c. Planning Commissioners deliberated and discussed the proposed amendment. Discussion opened at 6:45 p.m. and closed at 6:46 p.m.
- d. Commissioner Hofmans 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 Buttice.
- e. The public hearing closed at 6:47 p.m.

8. Report by Staff:

- a. Planner Bella Manzo provided information on items presented during the May 12 Town Board of Trustees Meeting. The Historic Preservation Advisory Committee Chairperson, Leslie Moore, provided the Committee's 2025 Annual Report. May 2026 was proclaimed to be Historic Preservation Month in Berthoud. The Town of Berthoud Historic Preservation Plan, created in collaboration with stakeholder groups, the public at large, Town Staff, the HPAC, and consultants Chronicle Heritage was presented by consultant John Schuttler. The Town Board of Trustees approved the adoption of the Historic Preservation Plan.
- b. Planning Manager Tawn Hillenbrand provided an update on the Public Art Master plan currently in progress. The community-wide public survey is set to close on May 15. So far, approximately 130 responses have been received. Consultants NineDOTArts are expected to begin work on the first draft of the Public Art Master Plan.
- c. Community Development Director Anne Johnson provided an update on the addition of a Strategic Growth element in the Comprehensive Plan. The State of Colorado requires the Strategic Growth element to be implemented by December 31, 2026.
- d. An update on the Mountain Vista Park (Richardson Park) project was provided by Community Development Director Anne Johnson in response to a question by Commissioner Pond regarding the project status.

9. Adjourn

The meeting was adjourned by Motion of Commissioner Terrazas and seconded by Commissioner Pond at 7:06 p.m.


Chairperson


Secretary