



Garden Spot of Colorado

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
May 28, 2026 at 6:00 p.m.**

1. Meeting called to order – Chairperson Sigman at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Stacy Sigman, Chair
Mark Hofmans, Commissioner
David Pond, Commissioner
Marleene Buttice, Commissioner
Brandon Terrazas, Commissioner

The following Planning Commission members were absent:

Nick Semedallas, Vice Chair
Bryce Filho, Secretary

The following staff members were present:

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

4. Approval of Minutes from May 14, 2026, were moved for approval by Commissioner Pond and a second to the motion was made by Commissioner Hofmans.
5. Public Hearing: Tundra Flats Neighborhood Master Plan and Rezone
Request to approve the Neighborhood Master Plan for the Tundra Flats property and to change the existing zoning to bring the Tundra Flats property into conformance with the 2021 Comprehensive Plan.
 - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:05 p.m.
 - b. The applicant was represented by Don Ryan and Matt Notter. They provided a presentation at 6:23 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 Neighborhood Master Plan. Discussion opened at 6:48 p.m. and closed at 8:10 p.m.
 - e. Commissioner Pond moved to send a recommendation of approval to the Town Board of

Trustees of the Neighborhood Master Plan as proposed. A second to this motion was made by Commissioner Terrazas. The motion failed by a majority vote of the Commission with 2 in favor and 3 opposed.

- f. Due to the failure of the motion to recommend approval of the Neighborhood Master Plan, a motion to approve the requested Rezoning was not considered.
- g. The public hearing closed at 8:11 p.m.

6. Work Session: Informational Update on the Town-Wide Intersection Traffic Model

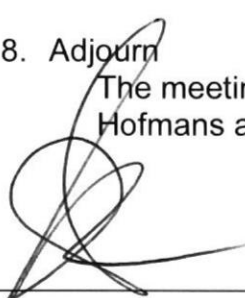
- a. Development Review Engineer Luke Seeber provided a staff presentation at 8:16 p.m.
- b. The item concluded at 8:47 p.m.

7. Report by Staff:

- a. Community Development Director Anne Johnson provided an update on the Historic Preservation Plan. The HPAC will be planning for the work to be conducted over the next 1-2 years during their meeting on June 8, 2026.
- b. Planner and Staff Liaison to the HPAC Bella Manzo provided details about the upcoming Historic Walking Tour of Berthoud. The tour will begin at 11:00 am on Saturday, June 13th in front of the Bimson Blacksmith Shop at 224 Mountain Ave.
- c. Planning Manager Tawn Hillenbrand provided an update on the Public Art Master Plan for the Town of Berthoud. Over 130 responses to the digital public survey were received, and consultants NineDOTArts are currently creating the first draft of the Master Plan.
- d. The June 11th meeting of the Planning Commission will include technical assistance from IT Specialist Bryan Fister, and an open discussion with Town Attorneys as well as a CIRSA (Colorado Intergovernmental Risk Sharing Agency) representative.

8. Adjourn

The meeting was adjourned by Motion of Commissioner Pond seconded by Commissioner Hofmans at 8:56 p.m.



Chairperson



Secretary