



Garden Spot of Colorado

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
July 9, 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
Nick Semedalas, Vice Chair
Bryce Filho, Secretary
David Pond, Commissioner
Brandon Terrazas, Commissioner
Marleene Buttice, Commissioner

The following Planning Commission members were absent:

Marc Hofmans, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Bella Manzo, Planner
Lakin Dickson, Planner
Nicholas Hartman, Town Attorney

4. Approval of Meeting Minutes
 - A. Approval of Minutes from June 11, 2026, were moved for approval by Commissioner Semedalas. A second to the motion was made by Commissioner Pond. The minutes were approved unanimously.
5. Public Hearing(s)
 - B. Public Hearing: Consideration of amendment to Section 30-10-101 of the Berthoud Municipal Code regarding the Historic Preservation Advisory Committee
 - a. Community Development Director Anne Johnson provided a staff presentation at 6:02 p.m.
 - b. Public testimony opened at 6:06 p.m. and closed at 6:06 p.m. No members of the public provided testimony.
 - c. Planning Commissioners deliberated and discussed the proposed amendment. Discussion opened at 6:06 p.m. and closed at 6:08 p.m.
 - d. Commissioner Semedalas moved to send a recommendation of approval to the Town Board of Trustees of the amendment as proposed. A second to this motion was made

by Commissioner Terrazas.

e. The public hearing closed at 6:08 p.m.

6. Regular Discussion

C. Regular Discussion: Proposition 123 Compliance

a. Community Development Director Anne Johnson provided a staff presentation at 6:09 p.m.

b. Commissioners discussed the item beginning at 6:21 p.m. and ending at 6:42 p.m.

c. The item concluded at 6:43 p.m.

D. Regular Discussion: Comprehensive Plan update, Strategic Growth Element

a. Planner Lakin Dickson provided a staff presentation at 6:44 p.m.

b. Commissioners discussed the item beginning at 6:47 p.m. and ending at 7:04 p.m.

c. The item concluded at 7:04 p.m.

E. Regular Discussion: Discussion with Town Attorney Nicholas Hartman

a. Town Attorney Nicholas Hartman provided a presentation at 7:04 p.m.

b. Commissioners discussed the item beginning at 8:04 p.m. and ending at 8:15 p.m.

c. The item concluded at 8:15 p.m.

7. Report by Staff:

a. At their meeting on June 30, 2026, the Town Board of Trustees approved a request for major alterations to the local historic landmark at 224 Mountain Ave.

b. At their meeting on June 30, 2026, the Town Board of Trustees approved a contract with PSDCitywide to provide customized software for use in asset management, permitting, and planning.

c. The discussion on Proposition 123 brought before Planning Commission during this meeting will be brought before the Town Board of Trustees on July 14, 2026.

d. The Tundra Flats Neighborhood Master Plan and Rezone request heard by Planning Commission at the May 28, 2026 meeting will be heard by the Town Board of Trustees at their meeting on July 14, 2026.

e. The terms of Commissioners Hofmans and Semedalas will be expiring in September 2026.

8. Adjourn

The meeting was adjourned by Motion of Commissioner Semedalas seconded by Commissioner Pond at 8:20 p.m.



Chairperson



Secretary