



Planning Commission Regular Meeting

**Town Board Room
807 Mountain Avenue
Berthoud, Colorado 80513
Thursday, September 10, 2026, at 6:00 PM**

This is an **In-Person** meeting at the location and time noted above.

This meeting will be streamed live on YouTube. The live stream is accessible by visiting www.berthoud.org/stream.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Meeting Minutes**
 - A. August 13, 2026 Planning Commission Meeting Minutes**
- 5. Public Hearing(s)**
- 6. Report by Staff**
- 7. Adjourn**

Individuals needing special accommodation may request assistance by contacting the Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
August 13, 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
Mark Hofmans, Commissioner
David Pond, Commissioner
Marleene Buttice, Commissioner
Brandon Terrazas, Commissioner

The following staff members were present:

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

4. Approval of Minutes from July 9, 2026, were moved for approval by Commissioner Semedalas and a second to the motion was made by Commissioner Filho.
5. Public Hearing: Comprehensive Plan update, Strategic
A Public Hearing to consider the inclusion of a Strategic Growth element to the 2021 Comprehensive plan as required by SB-174 prior to December 31, 2026.
 - a. Planner Lakin Dickson provided a staff presentation beginning at 6:06 p.m and ending at 6:14 p.m.
 - b. Public testimony opened at 6:15 p.m. and closed at 6:15 p.m. No members of the public provided testimony.
 - c. Planning Commissioners deliberated and discussed the proposed update. Discussion opened at 6:16 p.m. and closed at 6:29 p.m.
 - d. Commissioner Semedalas moved to approve the update as proposed. A second to this motion was made by Commissioner Buttice. The motion passed unanimously.
 - e. The public hearing closed at 6:30 p.m.

6. Public Hearing: Legacy Park Final Plat

Public Hearing to consider a request for approval of a Final Plat known as Legacy Park

- a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:31 p.m.
- b. The applicant was represented by Don Hinson and Kristin Turner. They provided a presentation beginning at 6:43 p.m. and ending at 7:18 p.m.
- c. Public testimony opened at 7:19 p.m. and closed at 7:27 p.m. The following members of the public provided testimony: Amy Barnard, Mark Morris.
- d. Planning Commissioners deliberated and discussed the proposed Final Plat. Discussion opened at 7:27 p.m. and closed at 7:54 p.m.
- e. Commissioner Pond moved to approve the Final Plat Request. A second to this motion was made by Commissioner Buttice. The motion passed unanimously.
- f. The public hearing closed at 7:54 p.m.

7. Public Hearing: 597 Meadowlark Replat

Public Hearing to consider a request for a Replat, for the property known as 597 Meadowlark Drive

- a. Planning Manager Tawn Hillenbrand provided a staff presentation at beginning at 8:01 p.m. and ending at 8:08 p.m.
- b. The applicant was represented by Doug Jones. They provided a presentation beginning at 8:08 p.m. and ending at 8:14 p.m.
- c. Public testimony opened at 8:14 p.m. and closed at 8:14 p.m. No members of the public provided testimony.
- d. Planning Commissioners deliberated and discussed the proposed Replat. Discussion opened at 8:15 p.m. and closed at 8:15 p.m.
- e. Commissioner Terrazas moved to send a recommendation of approval to the Town Board of Trustees of the Replat request. A second to this motion was made by Commissioner Semedallas. The motion passed unanimously.
- f. The public hearing closed at 8:16 p.m.

8. Public Hearing: Heron Lakes Marina Neighborhood Master Plan

Public Hearing to consider a request for a Neighborhood Master Plan for the property known as Heron Lakes Marina (Heron Lakes 22nd Filing)

- a. Planner Bella Manzo provided a staff presentation at 8:17 p.m.
- b. The applicant was represented by Jim Birdsall. They provided a presentation beginning at 8:26 p.m. and ending at 8:51 p.m.
- c. Public testimony opened at 8:52 p.m. and closed at 9:01 p.m. The following members of the public provided testimony: Jeromy Ginther, Anita Ballinger.
- d. Planning Commissioners deliberated and discussed the proposed Neighborhood Master Plan. Discussion opened at 9:01 p.m. and closed at 9:18 p.m.
- e. Commissioner Terrazas moved to send a recommendation of approval to the Town Board of Trustees of the Neighborhood Master Plan request. A second to this motion was made by Commissioner Hofmans. The motion passed unanimously.
- f. The public hearing closed at 9:19 p.m.

9. Report by Staff:

- a. Planning Manager Tawn Hillenbrand provided an update on the Public Art Master Plan process. Staff has received a final draft from the consultants, NINEdotARTS.
- b. Planner Bella Manzo provided an update on the Historic Preservation Advisory Committee's work toward the goals outlined in the recently adopted Historic Preservation Plan. They are planning a fall walking tour to take place at 11:00 am on Saturday, October 3rd beginning at Fickel Park and touring landmarked homes in Berthoud.
- c. Planner Bella Manzo reported that the Housing Consortium for the Town of Berthoud

formed as an outcome of the Housing Diversity Plan met in late July. The group discussed outcomes from the first three-year commitment to Proposition 123, and details for the next three-year commitment.

- d. Community Development Director Anne Johnson provided an update that the Town Board of Trustees opted into the next three-year commitment or Proposition 123.

10. Adjourn

The meeting was adjourned by Motion of Commissioner Filho seconded by Commissioner Buttice at 9:37 p.m.

Chairperson

Secretary