



Planning Commission Minutes – May 11, 2023

1. **Call to Order** – The Planning Commission convened a regular meeting on May 11, 2023.
Commissioner Anderson called the meeting to order at 6:00 p.m.
2. **Pledge of Allegiance**
3. **Announcement of Jan Dowker's resignation as Chairwoman (via Vice Chairwoman Anderson)**
4. **Roll Call** – Members present: Karen Anderson (Vice Chairwoman)
Chris Kurtz (Secretary)
Abigail Smith (Commissioner)
John Van Benthem (Commissioner)
Brett Wing (Commissioner)

Members absent: Melissa Feldbush (Commissioner)

Staff present: Anne Johnson (Community Development Director)
Lauren Richardson (Baseline Engineering – Associate Planner)
Michelle Tovar (Deputy Town Clerk)
Jonathan Mitchell (Permit Technician)
Erin Smith (Town Attorney) *via ZOOM*
5. **Consent Agenda** – Minutes from the April 27, 2023 Planning Commission Meeting.
MOTION made by Commissioner Wing to APPROVE the Minutes for April 27, 2022.
SECONDED by Commissioner Van Benthem.
With those all in favor, THE MOTION CARRIED.
- 6 and 7. **Public Hearing: Bader Farm 1st Amendment to the PUD and Bader Farm 1st Amendment Minor Subdivision of Parcel 7**
Director Johnson presented the request of ODP amendment and FDP amendment (both parts of a PUD Amendment) to modify allowed land uses.
Director Johnson also presented the request for the Minor Subdivision to divide the property into two lots.
Public Comment was opened at 6:27 p.m.
Public Comment was closed at 6:27 p.m.
MOTION made by Commissioner Van Benthem to APPROVE the Bader Farm PUD Amendment 1 to the Town Board of Trustees due to the findings in the Staff Report including compliance with the Land Use Code, the Criteria for Approval found in Section 30-6-108.C., and the Comprehensive Plan.
SECONDED by Commissioner Kurtz.
With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Wing to APPROVE the Bader Farm Minor Subdivision Amendment 1 to the Town Board of Trustees due to the findings in the Staff Report including compliance with the Land Use Code, the Criteria for Approval found in Section 30-6-109.C., and the Comprehensive Plan.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.*

**Note - Planning Commission's approval was final regardless of the form of the motion. Minor Subdivisions do not require approval of the Town Board of Trustees.*

8. Public Hearing: Berthoud Self Storage Special Use Permit

Lauren Richardson presented the request for approval of a Conditional Use Permit for a self-storage facility to be located on a part of Bader Farm Parcel 7.

Public Comment was opened at 7:32 p.m.

Battalion Chief Lyle Fenderson (Berthoud Fire Protection District) showed his support for the project and showed off renderings for the Fire Department.

Public Comment was closed at 7:36 p.m.

MOTION made by Commissioner Van Benthem to APPROVE the Berthoud Self-Storage Conditional Use Permit to the Town Board of Trustees due to the findings in the Staff Report including compliance with the Land Use Code, the Criteria for Approval found in Section 30-3-106, and the Comprehensive Plan to the Town Trustees for consideration and with the following condition:

- 01. The Applicant shall continue to work with Staff to look for opportunities to enhance the landscaping along State Highway 287, and to determine if public art can be incorporated into the site design.**

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

6. Election of Chairperson, Vice Chairperson, and Secretary of the Planning Commission

Commissioner Wing NOMINATED Commissioner Anderson as Chairperson, Commissioner Kurtz as Vice Chairperson, and Commissioner Van Benthem as Secretary.

MOTION made by Commissioner Wing to APPOINT Commissioner Anderson as Chairperson, Commissioner Kurtz as Vice Chairperson, and Commissioner Van Benthem as Secretary.

SECONDED by Commissioner Smith.

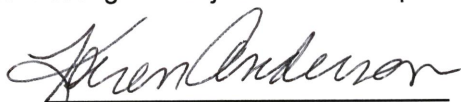
With all in favor, THE MOTION CARRIED.

9. Reports –

Vice Chairperson Kurtz appreciated the Study Session offered to the Planning Commissioners.

10. Adjourn –

The meeting was adjourned at 8:34 p.m.



CHAIRPERSON



SECRETARY