



Garden Spot of Colorado

Town of Berthoud Planning Commission
Town Hall
807 Mountain Avenue
Thursday, August 24, 2023, at 6:00 p.m.

1. **Call to Order** – The Planning commission convened a regular meeting on August 24, 2023

Commissioner Anderson called the meeting to order at 6:01 p.m.

2. **Pledge Of Allegiance**

3. **Roll Call – Members Present:**

Karen Anderson	Chairperson
Chris Kurtz	Vice Chairperson
John Van Benthem	Secretary
Melissa Feldbush	Commissioner
Nick Semedallas	Commissioner
Abigail Smith	Commissioner
Brett Wing	Commissioner

Staff:	Anne Johnson	Community Development Director
	Teri Reger	Planning Technician

4. **Approval Of Meeting Minutes** – Minutes from the August 10, 2023, Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes from August 20, 2023.

SECONDED by Commissioner Van Benthem.

With those all favor, THE MOTION CARRIED.

5. **Public Hearing: Flood Prevention Code**

Introduction By: introduction and presentation by Anne Johnson.

MOTION made by Vice Chairperson Kurtz to forward a recommendation of approval to adopt the Town of Berthoud Flood Damage Prevention Code as Section 12 to Chapter 30 of the Berthoud Municipal Code.

SECONDED by Secretary Van Benthem

Public Comment was opened at 6:37 p.m.

Public Comment was closed at 6:37 p.m.

With all in favor, THE MOTION CARRIED.

6. Public Hearing: Amendment to Chapter 30 Of Berthoud Municipal Code

Introduction and presentation by Anne Johnson.

Public Comment was opened at 7:33 p.m.

Public Comment was closed at 7:33 p.m.

MOTION MADE by Commissioner Smith to forward a MOTION OF APPROVAL to the Town Board of Trustees for an amendment to the Municipal Code including Sections 30-6-112, 30-1-116, the Definition Section, 30-5-102, 30-3-106, Table 3.3, Chapter 30-7 and Section 18-4-15.A with the following condition that the phrase "except for" be added to 30-7-105A.

SECONDED by Vice Chairperson Kurtz

With all in favor, THE MOTION CARRIED.

7. Report By Staff

Anne Johnson reported that Planning Commission will see the following in the near future:

- Upcoming Code Changes including Telecommunications, Dark Sky, and Signage
- The upcoming Landscape Guidelines will also include sample Maintenance Plans for natural and commercial areas.
- Introduction of Teri Reger as Planning Technician

Anne Johnson indicated the following land use applications were heard or will be heard by the Town Board of Trustees in the future:

- Westside Crossing provided the Traffic Memo and the Town Engineer found it to be compliant. The Board of Trustees did approve the motion with an added condition to investigate a Bus Stop in the area. CDOT will receive a referral.
- Ludlow Farms Silver Annexation

Commissioner Kurtz asked if there had been any noticeable changes to the amount of building permits being issues in the Town.

- Staff: Building has been very busy with residential permits and some commercial permits.
- Commissioner Feldbush stated that it's getting harder for commercial builders to get loans where they used to require 20% down now its more in the 30-40% range.
- Commission Wing noted that he's seeing a lot of For Sale signs in certain areas. Commission Feldbush stated that the properties that are \$1.5 million area are not moving quickly at this time.

8. Adjourn -

The meeting was adjourned at 8:11 p.m.



CHAIRPERSON



SECRETARY