



Planning Commission Minutes – June 09, 2022

1. Call to Order – The Planning Commission convened a regular meeting on June 09, 2022. Chairwoman Dowker called the meeting to order at 6:02 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman) <i>via ZOOM</i>
Jeff Butler	(Vice Chair) <i>via ZOOM</i>
Jon Van Benthem	(Commissioner)
Melissa Feldbush	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner)

Staff present:	Curt Freese	(Director)
	Adam Olinger	(Planner)
	Jonathan Mitchell	(Permit Technician)

3. Consent Agenda – Minutes from the March 10, 2022 Planning Commission Meeting.

MOTION made by Commissioner Chris Kurtz.

SECONDED by Commissioner Abigail Smith.

Commissioner Jeff Butler, Commissioner Feldbush, and Commissioner Van Benthem abstained from voting as they were not present at the previous meeting.

Due to majority of votes abstained, THE MOTION DID NOT PASS.

4. Election of Planning Commission Secretary

Commissioner Chris Kurtz nominates Commissioner Chris Kurtz as Planning Commission Secretary.

MOTION made by Commissioner Butler to nominate Commissioner Kurtz.

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Heritage West Minor Subdivision and Setback and Drive Thru Spacing Variance (Tyson and Suzie Hull, applicants)

Director Freese introduced the variances for the Heritage West Minor Subdivision and Setback and Drive Thru Spacing Variance. The first variance is to subdivide the existing Hometown Liquors lot of 1,912 acres into three commercial lots, all keeping the C-2 (General Commercial) zoning classification. As part of the request, the Applicant is also requesting a setback variance of 15' to build an addition onto the existing liquor store building, and for a drive thru stacking variance to allow a drive thru with a stacking of five cars, instead of seven as required by code.

Public Comment was opened at 6:24 p.m.

Lynn Larson expressed concerns if the landscaping has been presented to the Town Forester, and if the Applicant had applied to the Liquor Licensing Authority.

John Terrell (Sundance RV Marine Auto LLC) expressed the desire for a left turn entrance at the boat storage facility and the concern for traffic.

Public Comment was closed at 6:27 p.m.

MOTION made by Commissioner Kurtz to APPROVE the 15' side setback variance request of Section 30-3-104 B and the two-car drive thru stacking variance of Section 30-2-106 C at 425 Mountain Avenue, finding that the variance requests satisfy all of the applicable requirements specified in Section 30-3-108 of the Berthoud Municipal Code.

SECONDED by Commissioner Butler.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to APPROVE the Heritage West Minor Subdivision, finding it satisfies the requirements of Section 30-6-109 C (found in the Staff Report).

SECONDED by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

6. Public Hearing: Westside Crossing Final Plat (Scott Charpentier, Applicant)

Commissioner Butler recused himself from the meeting at this time.

Planner Olinger introduced the final plat request to officially create 56 single family attached lots (16 one story duplexes and 40 townhomes). The southern part of the Westside Crossing project, which is zoned C-2, is proposed to be combined into one large tract to be subdivided at a future date.

Public Comment was opened at 7:15 p.m.

Andre Aguiar showed concern about the safety of their children due to traffic, as well as expressing general safety concerns from increased traffic.

Marty Goss had concerns about the proposed walking trail behind his home and the new development.

Richard Michalka showed concern about the easements to the east of them as well as the quad-homes proposed for the development.

Public Comment was closed at 7:22 p.m.

MOTION made by Commissioner Kurtz to APPROVE the Westside Crossing Final Plat, finding it satisfies the requirements of Section 30-6-108 C (found in the Staff Report).

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

7. Reports –

Director Freese mentioned there will be numerous items headed to the Planning Commission this summer.

Planner Olinger welcomes our two new commissioners—Commissioner Jon Van Benthem and Commissioner Melissa Feldbush.

Planning Commission discussed the absences of Commissioner Butler and resolved to revisit the issue at the next meeting when Commissioner Butler is in attendance.

8. Adjourn –

The meeting was adjourned at 7:55 p.m.