



**Garden  
Spot of  
Colorado**

**MEETING MINUTES OF THE PLANNING COMMISSION**

**Town Board Room**

**807 Mountain Avenue, Berthoud, CO 80513**

**May 9, 2024, at 6:00 p.m.**

1. Meeting Called to Order – Chairperson Karen Anderson  
Meeting Called to Order at 6:00 p.m.
2. Pledge of Allegiance  
Chairperson Anderson led the Pledge of Allegiance
3. Roll Call

The following Commission members were present:

Chairperson Karen Anderson  
Vice Chair Abigail Smith  
Secretary Nick Semedalas  
Commissioner Joe Donnelly  
Commissioner Marc Hofmans

The following Staff members were present:

Anne Johnson, Community Development Director  
Tawn Hillenbrand, Senior Planner  
Lexi Weissman, Deputy Town Clerk  
Noah Nemmers, Town Engineer via Zoom

Developers Team members present:

Cathy Mathis, TB Group  
Ernie Crownover, TCC, Owners Representative  
Sam Eliason, United Civil Engineering

4. Approval of Minutes
  - a. April 11, 2024 - Planning Commission Meeting Minutes

**MOTION made by Commissioner Hofmans to APPROVE the Minute for the April 11, 2024 Planning Commission Meeting. SECONDED by Secretary Semedalas. With all those in favor, THE MOTION CARRIED.**

5. Public Hearing to Consider Resolution ## (Series 2024), A Resolution Approving the Weibel Industrial Park **Neighborhood Master Plan**.

An introduction was given by Town Planner, Tawn Hillenbrand, regarding the Weibel Industrial Park Neighborhood Master Plan and proposed Rezoning from M2-Industrial and T-Transitional to M1-Light Industrial.

Cathy Mathis with TB Group, and Ernie Crownover, representing the Weibel family, gave a presentation on the Weibel Industrial Park Master Plan and Rezoning.

The Public Hearing was opened by Chairperson Anderson at 6:44 p.m.

No Public Comment was given.

The Public Hearing was closed by Chairperson Anderson at 6:45 p.m.

**MOTION made by Vice Chair Smith to recommend approval to the Town Board of Trustees for the Weibel Industrial Park Neighborhood Master Plan with the following conditions:**

- 1. The applicant shall address all remaining comments received by Little Thompson Water District pertaining to existing privately owned fire lines and LTWD waterlines at the Preliminary Plat phase.**
- 2. The applicant shall address Baseline Engineering's comment related to a shared drive at the upper northeast property line at the Preliminary Plat phase.**

**MOTION was SECONDED by Commissioner Donnelly. In a 5-0 roll call vote, THE MOTION CARRIED.**

Public Hearing to consider an ordinance Amending the Zoning Map of the Town of Berthoud to **Rezone** the Weibel Industrial Park Property Currently Zone M2-Industrial and T-Transitional to M1-Light Industrial.

**MOTION made by Commissioner Donnelly to recommend approval to the Town Board of Trustees of the Weibel Industrial Park Rezone request to rezone from M2-Industrial and T-Transitional to M1-Light Industrial with the following condition:**

- 1. The property owner shall be allowed to store operable passenger vehicles on the property as overflow parking for the property owner's car dealership(s), as has been allowed under the T-Transitional zoning district, for up to 12 months.**

**MOTION was SECONDED by Vice Chair Smith. In a 5-0 roll call vote, THE MOTION CARRIED.**

## **6. Report by Staff**

There are 2 vacancies in the Planning Commission that have been advertised.

The next Planning Commission Meeting will be on May 23, 2024.

There will be no upcoming land use cases.

There will be a presentation on the DDA by Economic Development.

There will be a presentation on the art of deliberation by the Town Attorney.

There will be a presentation on safety given by Sergeant Williamson.

There will be a meeting on June 13, 2024.

There may be code changes on the agenda, as well as an update on the comprehensive plan.

There will be a presentation by Habitat for Humanity.

There will most likely be no land use items.

There will be a meeting on June 27, 2024.

There will be no land use items.

Planner Hillenbrand will be presenting code amendments or short-term rentals.

There will be a presentation on oil and gas changes by Mike Foote.

There will be no Planning Commission on July 11, 2024.

Late July may see more land use cases.

Director Johnson is planning a trip in the fall to look at the downtown areas of other communities.

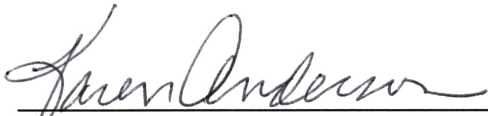
Commissioner Donnelly reported on safety concerns at the intersections of Highway 287 & Mountain Ave and Highway 287 & Berthoud Pkwy and requested staff research and a presentation on the topic. Donnelly also reports he will not be in attendance at the June 13, 2024, Meeting.

Chairperson Anderson wanted to discuss requiring developers to speak to the community prior to coming before the Commission.

7. Adjourn

**MOTION was made by Vice Chair Smith to adjourn the May 9, 2024, Planning Commission meeting. SECONDED by Secretary Semedalas. With all in favor, THE MOTION CARRIED.**

The meeting was adjourned at 8:20 p.m.



Chairperson



Secretary