



**Garden
Spot of
Colorado**

MEETING MINUTES OF THE PLANNING COMMISSION

Town Board Room

807 Mountain Avenue, Berthoud, CO 80513

June 27, 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:

Karen Anderson, Chair
Abigail Smith, Vice Chair
Marc Hofmans, Commissioner
Nick Semedalas, Commissioner

The following Commissioner was absent:

Joe Donnelly, Commissioner

The following Staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Senior Planner
Teri Reger, Planning Technician
Erin Smith, Town Attorney, via Zoom

4. Approval of Minutes
 - a. May 23, 2024 - Planning Commission Meeting Minutes

MOTION made by Commissioner Hofmans to APPROVE the Minute for the May 23, 2024 Planning Commission Meeting. SECONDED by Commissioner Semedalas. With all those in favor, THE MOTION CARRIED.

5. Presentation: Oil & Gas Regulations by Mike Foote of Foote Law Firm, LLC.
6. Public Hearing: Presentation of proposed regulations for Short-Term Rentas, Amending Chapter 30, Section 1 (Definitions), and Section 3 (Use-Specific Standards) of the Berthoud Municipal Code.

Public Comments Opened at 7:53pm

The following residents spoke against STR's:

- John Evans
- Rich Steward

- Jeanine Weinzierl
- Matt Gawin
- Charlie McConnell
- Rochelle Schott
- Gary Light

The following individuals spoke in favor of STR's:

- Chuck Angerman
- Mindy Hughes
- Lynsey Morgan

Public Comments Closed at 8:22 p.m.

MOTION was made by Vice Chair Smith and SECONDED by Secretary Semedalas to forward a recommendation of approval of the amendments contained in Ordinance with Appendices A and B to the Town Board of Trustees. The rationale for approval is that the proposed regulations provide transparent expectations for establishing and maintaining a short-term rental in the Town of Berthoud and support the Town's community identity outlined in the 2021 update to the Comprehensive Plan. We also recommend that the Town Board of Trustees investigate specific enforcement measures particularly time of response and revocation of licenses. And two, the distribution of short-term rental units within the Town including investigation of setbacks and differences between single and multi-unit family housing.

7. Public Hearing: Consider Amendments To Chapter 30 Of The Municipal Code, Specifically Amending Section 3 Regarding Land Uses, Permits, And Zoning Classifications; Section 1 By Amending Definitions; Section 2 Regarding The Protection Of Viewsheds

Public Comments Opened at 9:35 p.m.

Public Comments Closed at 9:35 p.m.

MOTION was made by Secretary Semedalas and SECONDED by Commission Hofmans to recommend approval of the proposed changes to Chapter 30, Section 3 of the Berthoud Municipal Code as presented by Staff to the Town Board of Trustees. This recommendation of approval is outlined in the attached Ordinance 1342 (Series 2024). THE MOTION CARRIED.

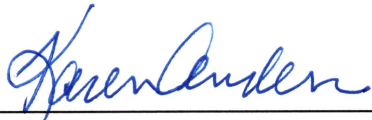
8. Report by Staff

- The Town Board of Trustees approved the Weibel Neighborhood Master Plan.
- The Town Board of Trustees denied the Revere Neighborhood Master Plan and Change of Zone
- The RFP for the housing project was awarded to Ayers & Associates
- 7/11/2024 – No Planning Commission meeting
- The Short-term Rental Regulations will have it's first reading with the Board of Trustees on July 11, 2024 and second reading on August 13, 2024.
- 7/25/2024 – There will updates to the Comprehensive Plan and a presentation by Town Attorney regarding making motions.
- 8/8/2024 Walt Elish, Economic Development Director will present
- There is a New Planning Commissioner, David Pond.

9. Adjourn

MOTION was made by Commissioner Hofmans to adjourn the June 27, 2024, Planning Commission meeting. SECONDED by Vice Chair Smith. With all in favor, THE MOTION CARRIED.

The meeting was adjourned at 9:45 p.m.

A handwritten signature in blue ink, appearing to read "Karen Andersen", written over a horizontal line.

Chairperson

A handwritten signature in blue ink, appearing to be a stylized "JH" or similar, written over a horizontal line.

Secretary