



Planning Commission Minutes – September 8, 2022

- 1. Call to Order** – The Planning Commission convened a regular meeting on September 8, 2022.
Chairwoman Dowker called the meeting to order at 6:00 p.m.

- 2. Roll Call** – Members present:
- | | |
|------------------|----------------|
| Jan Dowker | (Chairwoman) |
| Karen Anderson | (Vice Chair) |
| Chris Kurtz | (Secretary) |
| Jon Van Benthem | (Commissioner) |
| Melissa Feldbush | (Commissioner) |

Staff present:

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

- 3. Consent Agenda** – Minutes from the July 28, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for July 28, 2022.

SECONDED by Commissioner Van Benthem.

Commissioner Kurtz abstained due to absence from previous meeting.

With those all in favor, THE MOTION CARRIED.

**MOTION made by Chairwoman Dowker to present Item 5 before Item 4 on the Consent Agenda.
With no opposition, THE MOTION CARRIED.**

4. Public Hearing: Vantage 6th Filing Final Plat Request (Kristin Turner, agent)

Planner Olinger introduced this Final Plat request for 30 single family detached lots and 6.5 acres of open space on a total of 13.29 acres. Between 2016 and 2018, the Planning Commission and the Board of Trustees approved the Vantage subdivision, which includes over 693 single family detached lots on 371 acres. In January/February 2022, the Board of Trustees approved the Vantage R3 and Tract 0 Neighborhood Master Plan to showcase how the remaining areas of Vantage would develop. Vantage 6th Filing proposes a plat that is identical to the “Tract P” on the NMP.

This proposed plat would add an additional 26 lots to this section of the Vantage neighborhood, with four of the existing lots seeing minor alterations based on the new road layout. In addition, over 6.5 acres of open space would be created that would include a wide extension of the previously approved Vantage trail network. This 8-foot-wide trail would connect County Road 10E with Berthoud Parkway by running along the southern side of the Handy Ditch as well as County Road 10E to the Vantage Parks.

Public Comment was opened at 6:11 p.m.

Public Comment was closed at 6:11 p.m.

MOTION made by Commissioner Anderson to APPROVE the Vantage 6th Filing Final Plat, finding that it satisfies Section 30-6-108 C. with the following condition:

01. The Applicant continues their ongoing discussions with the ditch company regarding the trail crossing.

SECONDED by Commissioner Feldbush.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: 2B Botterill Rezoning Request (Traig Kylo, agent)

Planner Olinger introduced this request to rezone from Ag (Agricultural) to R-1 (Single Family Residential) for a 0.41 size lot. The current lot is 0.99 acres in size and is a landmarked historic property with landmarked structures. If this request is approved, the applicant would then be able to finalize a lot line amendment to shift this property's western lot line eastward and allow the construction of a new single family home.

Public Comment was opened at 6:23 p.m.

Public Comment was closed at 6:23 p.m.

MOTION made by Commissioner Kurtz to APPROVE the 2B Botterill Rezoning Request, finding that it satisfies Section 30-3-110 D. of the Berthoud Municipal Code.

SECONDED by Commissioner Van Benthem.

With all in favor, THE MOTION CARRIED.

6. Reports –

August 2022 – Planner Adam Olinger achieved his AICP Certification.

September 11, 2022 – Habitat for Humanity Homes Open House at 1776 4th Street (5:00 p.m.). [Chairwoman Dowker]

September 14, 2022 – 1st Street Corridor Open House at Northern Water, 2nd Floor (6:00 p.m.)

September 19, 2022 – The Planning Commission will interview candidates to fill the remaining Commissioner position.

September 22, 2022 – No Planning Commission meeting.

September 29, 2022 – The Town of Berthoud is receiving an award at the APA Conference.

November 24, 2022 – Planning Commission meeting is cancelled.

December 22, 2022 – Planning Commission meeting is cancelled.

7. Adjourn –

The meeting was adjourned at 6:49 p.m.