



Planning Commission Minutes – October 13, 2022

- 1. Call to Order** – The Planning Commission convened a regular meeting on October 13, 2022.
Chairwoman Dowker called the meeting to order at 6:00 p.m.

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

Staff present:

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

- 3. Consent Agenda** – Minutes from the September 8, 2022 Planning Commission Meeting.

MOTION made by Commissioner Anderson to APPROVE the Minutes for September 8, 2022.

SECONDED by Commissioner Kurtz.

Commissioner Smith abstained due to absence from previous meeting.

With those all in favor, THE MOTION CARRIED.

- 4. Public Hearing: Farmstead Acres Neighborhood Master Plan and Rezoning Request
(Todd Johnson, agent)**

Director Freese introduced this two-part request for a Neighborhood Master Plan and a rezoning to Urban Residential and M-1 Light Industrial for the Farmstead Acres development. The Neighborhood Master Plan only covers the area proposed for urban residential while the rezoning would be done to create one area to be officially zoned Light Industrial, one area to be zoned neighborhood commercial, and one area to be Urban Residential.

Public Comment was opened at 6:40 p.m.

Angela Drumright shared her concerns about the public parking availability, the traffic, and security.

Mike Coen was concerned about the smaller roadways and general safety.

Kimberly Shively was concerned about potential obstructed views, dense surrounding populations, the security of residents and pets, and the overflow traffic.

Kathryn Browning was concerned about the increased traffic, wants a reduction of homes, and was concerned about no direct access to Highway 56 (Mountain Avenue) for the townhomes.

Craig Hovick (letter shared via Kathryn Browning) was concerned about the safety of children playing outside and access to Highway 56.

Public Comment was closed at 6:52 p.m.

MOTION made by Commissioner Anderson to RECONSIDER the Farmstead Acres Neighborhood Master Plan to one that better matches the existing layout an infrastructure for the adjoining Farmstead Filing 1.

SECONDED by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Anderson to TABLE the Farmstead Acres Rezoning Request.

SECONDED by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

Project Guidance

The Planning Commissioners voiced support of a reduction of the size of the park to allow for the reconfiguration of the layout of the homes, to maintain the proposed trail connection to the Farmstead Trail, and to provide a landscape screen between the existing Farmstead fences and the trail connection.

The Planning Commissioners expressed approval of keeping the Urban Residential Request if the project was laid out more like the Farmstead.

5. Public Hearing: Trails at Creekview Filings 1-4 Final Plat Request (Kristin Turner, agent)

Planner Olinger introduced this Final Plat—the creation of 481 new single family detached and attached lots, three parks, and open space on 141.19 acres of land. This request is being broken up into four filings to allow for the project to be completed in phases.

Public Comment was opened at 8:18 p.m.

Alex Hoime (Harvest Ridge developer) shared concerns regarding street alignment with Swan Peter Drive.

Larry Lempka had concerns about the generated increase of citizens.

Public Comment was closed at 8:34 p.m.

MOTION made by Commissioner Wing to APPROVE the Trails at Creekview Filings 1-4 Final Plat, finding that it satisfies Section 30-6-108 C. with the following conditions:

- 01. All lots abutting an alley must be rear loaded from the alley.**
- 02. An activated pedestrian crossing be constructed across Berthoud Parkway to connect this development to the Harvest Ridge development.**
- 03. The stoplight at County Road 4E and Highway 287 shall be installed before the 4th Filing's lots are released for building permits subject to CDOT approval of a stoplight or any improvement CDOT determines as warranted.**

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

6. Reports –

September 29 – The Town of Berthoud won an award from the Colorado Chapter of the American Planning Association for its 2021 Comprehensive Plan.

October 27 – No scheduled Planning Commission meeting.

TBD – Soon there shall be a joint meeting between the Planning Commission and the Board of Trustees for the 1st Street Corridor.

7. Adjourn –

The meeting was adjourned at 9:27 p.m.