



**Garden
Spot of
Colorado**

MEETING MINUTES OF THE PLANNING COMMISSION

Town Board Room

807 Mountain Avenue, Berthoud, CO 80513

August 8, 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
Joe Donnelly, Commissioner
Marc Hofmans, Commissioner
David Pond, Commissioner

The following Commission members were absent:

Nick Semedallas, Commissioner

The following Staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Senior Planner
Teri Reger, Planning Technician
Noah Nemmers, Town Engineer via Zoom

4. Approval of Minutes
 - a. July 25, 2024 - Planning Commission Meeting Minutes and Work Session Minutes

MOTION made by Vice Chair Smith to APPROVE the Minutes for the July 25, 2024, Planning Commission Meeting and Work Session. SECONDED by Commissioner Pond. With all those in favor, THE MOTION CARRIED.

5. Public Hearing: Resolution 10 (Series 2024), A Resolution Approving The Farmstead 3rd Filing Neighborhood Master Plan, And Ordinance 1343, An Ordinance Amending The Zoning Map Of The Town Of Berthoud To Rezone The Farmstead 3rd Filing Property Currently Zoned PUD - Planned Unit Development To SR - Suburban Residential, SC – Suburban Commercial, And UR – Urban Residential.

Tawn Hillenbrand, Senior Planner, gave a Staff Recommendation presentation followed by a presentation by Steve Schroyer, Developer for Farmstead 3rd Filing.

Public Comment was opened at 7:18 p.m.

Public Comment was given by the following:

Ira D. Hooker
Keven Buhner
Scott Owen

Public Comment closed at 7:30 p.m.

Todd Piccone from the Thompson Valley School District was able to provide feedback on the issues at hand regarding the location of the school site.

MOTION was made by Vice Chair Smith and SECONDED by Commissioner Pond to move to continue based on the expectation that the Developer and School District will work on a solution to the school site and we will reconvene on September 12, 2024.

6. Report by Staff

- The Town will be adding a new full-time Building Permit Technician
- A Landscape Designer was retained to look at commercial property compliance with landscaping this past July. Property owners not in compliance with approved plans will be contacted in August.
- Code language for Short-term Rentals will go before the Town Board of Trustees on August 13, 2024, for a second reading.
- Due to a high volume of Land Use cases and Code changes, Staff cannot work on the Fall Field Trip. We may have to wait until Spring to look at different and unique Downtown areas.
- At the next PC meeting on August 22, 202 we will begin work on the Housing Project. Ayres Associates, the project consultant, along with Loveland Housing Authority, Thompson School District, and Habitat for Humanity will join the Planning Commission as Steering Committee members for these presentations.

7. Adjourn

MOTION was made by Commissioner Donnelly to adjourn the August 8, 2024, Planning Commission meeting. SECONDED by Commissioner Hofmans. With all in favor, THE MOTION CARRIED.

The meeting was adjourned at 8:30 p.m.



Chairperson



Secretary