



**Garden
Spot of
Colorado**

MEETING MINUTES OF THE PLANNING COMMISSION – WORK SESSION

Town Board Room

807 Mountain Avenue, Berthoud, CO 80513

August 22, 2024, at 6:00 p.m.

1. The Meeting was Called To Order at 6:02 p.m. by Chairperson Karen Anderson
2. The Pledge of Allegiance was led by Chairperson Anderson.
3. Roll Call was taken and the following Commission members were present:
 - Karen Anderson, Chair
 - Abigail Smith, Vice Chair
 - Nick Semedallas, Commissioner
 - Marc Hofmans, Commissioner
 - David Pond, Commissioner

The following Commission member was absent:

Joe Donnelly, Commissioner

The following Town Trustees and Agency Representatives were also present:

Sean Murphy, Mayor Pro-Tem

Tim Hardy, Trustee

Tiffany Brodie, Berthoud Habitat for Humanity

The following Staff members were also present:

Anne Johnson, Community Development Director

Teri Reger, Planning Technician

The following Consultants from Ayres Associates were also present:

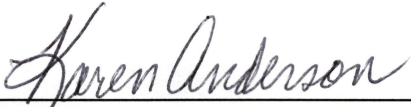
Melissa Hunt – via Zoom, Josh Olhava, and Karlyn Vasan

4. **A MOTION made by Secretary Semedallas to APPROVE the Minute for the August 8, 2024, Planning Commission Meeting and SECONDED by Vice Chair Smith. With all those in favor, THE MOTION CARRIED.**
5. The Housing Steering Committee project kick-off was introduced by Anne Johnson, the Town's Community Development Director. Ayres & Associates was chosen as the consultants for this Town project and they led a presentation and discussion on what the process will be for the study. They asked the Committee for input and direction on how they might proceed regarding events that would be valuable to attend to engage the community in the process.
6. Report by Staff
 - September 12th PC meeting will have a presentation by UpSTATE representatives and Walt Elich regarding the impact housing has on a community's economic development prospects. There will also be a public hearing.
 - A follow-up Housing Steering Committee Meeting will be held after the community input has been gathered in 4-6 weeks.
 - Short-term Rentals went before the Town Board and was approved with a 200' buffer, ADUs will be allowed as STRs and there will be a cap of 50 overall. Two webinars were presented on the process for application. Applications will be taken starting September 23, 2024.
 - Commission asked: Could STRs be pulled in the future if the Town were to see a lot of issues

stemming from the approval? *The short answer is yes, however, it's difficult to take something away once it's been granted.*

- In October the PC could see presentations by both Habitat for Humanity and The Loveland Housing Authority.
- 7. A MOTION was made by Vice Chair Smith to adjourn the August 27, 2024, Planning Commission Work Session and SECONDED by Secretary Semedalas. With all in favor, THE MOTION CARRIED.**

The meeting was adjourned at 8:40 p.m.



Chairperson



Secretary