



Planning Commission Minutes – December 09, 2021

1. Call to Order – The Planning Commission convened a regular meeting on December 09, 2021. Chairwoman Dowker called the meeting to order at 6:02 p.m.

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Jeff Butler	(Vice Chair)
Sean Murphy	(Secretary)
Karl Ayers	(Commissioner)
Karen Anderson	(Commissioner)
Chris Kurtz	(Commissioner)

Staff present:

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

3. Consent Agenda – Minutes from the October 28, 2021 Planning Commission Meeting.

MOTION made by Commissioner Anderson.

SECONDED by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

Commissioner Dowker proposed switching the order of agenda items 04 and 05. With no one opposed, the items were changed.

4. Public Hearing: Hammond 6th Filing Preliminary Plat (Kristin Turner, Agent)

Planner Olinger introduced the project, which proposes the creation of 61 new single family attached lots, a small park, and open space on 14.16 acres of land.

Agent Turner continued explaining the plat.

Public Comment was opened at 6:27 p.m.

Kathy Benefield was concerned with the rapid growth adding to issues dealing with water pressure, and on-street parking issues.

Public Comment was closed at 6:28 p.m.

Agent Turner explained the development's parking plan and on-street parking space availability.

Robbie Lauer (Engineer) addressed the water pressure concerns with this project.

Planner Olinger said he would get further information regarding water pressure in the existing subdivision from the Town Director of Water Utilities at time of final plat.

Commissioner Ayers clarified that the Planning Commission role for this project is not to vote on whether or not growth should be allowed at this location in Berthoud, but to vote on the layout and design of the project.

Commissioner Butler shared the same concern with the parking space issues.

Planner Olinger and Agent Turner provided additional information on the parking shown on the plan.

MOTION made by Commissioner Butler to APPROVE the Hammond 6th Filing Preliminary Plat, finding that it satisfies Section 30-6-107 B., with the following conditions:

- 01. All lots abutting an alley are to be rear-loaded from the alley;**
- 02. All sidewalks are detached;**
- 03. More landscaping is installed at the end of the northeastern alley (adjacent to Lot 14) to better screen the alley from CR 10E.**

SECONDED by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

Commissioner Dowker excused herself from the meeting at this time.

5. Public Hearing: Creekview Preliminary Plat (Kristin Turner, agent)

Planner Olinger introduced the Trails at Creekview Preliminary Plat, proposing the creation of 481 new single family detached and attached lots, three parks, and open space on 141.19 acres of land.

Agent Turner further explained the preliminary plat—381 lots will be developed, mainly single family detached lots with a mixture of townhomes and paired homes.

Public Comment was opened at 7:33 p.m.

Public Comment was closed at 7:35 p.m.

All the commissioners expressed favorable opinions over the new layout near Hillsdale Park.

MOTION made by Commissioner Anderson to APPROVE the Trails at Creekview Preliminary Plat, finding that it satisfies Section 30-6-107 B with the following conditions:

- 01. The applicant continues to make every effort to obtain the trail easements for the two connections to Hillsdale Park;**
- 02. All lots abutting an alley must be rear loaded from the alley.**

SECONDED by Commissioner Ayers.

With all in favor, THE MOTION CARRIED.

5. Reports –

Everyone have a wonderful and safe holiday!

There will be no meeting on Christmas Eve.

Planner Olinger shared the wonderful tour of the Habitat for Humanity homes, and the grand opening for the Town of Berthoud Recreation Center.

6. Adjourn –

The meeting was adjourned at 8:05 p.m.