



**Garden
Spot of
Colorado**

MEETING MINUTES OF THE PLANNING COMMISSION

Town Board Room

807 Mountain Avenue, Berthoud, CO 80513

September 12, 2024, at 6:00 p.m.

1. Meeting Called To Order – Chairperson Karen Anderson
Meeting Called to Order at 6:05 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
Nick Semedallas, Commissioner
Joe Donnelly, Commissioner

The following Commission members were absent:

Marc Hofmans, Commissioner
David Pond, Commissioner

The following Staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Senior Planner
Teri Reger, Planning Technician
Walt Elish, Business Development Manager
Erin Smith, Town Attorney, via Zoom
Luke Seeber, Town Engineer, via Zoom

The following Guests and Berthoud Housing Steering Committee Members were present:

Sean Murphy, Trustee
Tim Hardy, Trustee
Tiffany Brodie, Habitat for Humanity
Eric Hull, Director of Real Estate Development, Loveland Housing Authority
Audry Herbison, UPSTATE Colorado

4. Approval of Minutes
 - a. August 22, 2024 - Planning Commission Meeting Minutes

MOTION made by Vice Chair Smith to APPROVE the Minute for the May 23, 2024 Planning Commission Meeting. SECONDED by Secretary Semedallas. With all those in favor, THE MOTION CARRIED.

5. Work Session Presentation was give to the Housing Steering Committee by Walt Elish, Business Development Manager and Audry Herbson from UPSTATE Colorado on the connection

between Economic Development and Housing Availability.

6. Public Hearing (Continued from August 8, 2024 Planning Commission Meeting): 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. Presented by: Tawn Hillenbrand, Senior Planner

A motion was made by Commissioner Semedalas however the applicant withdrew their application before the motion could be voted upon.

7. Report by Staff

- Ayres Associates will be conducting a number of interviews and public engagements over the next few weeks.
 - September 19, 2024, Ayres will conduct 3 interview sessions with various stakeholder groups to gather feedback on their thoughts regarding housing in Berthoud.
 - September 21 and October 5, 2024, Ayres will conduct public engagement interviews at the Berthoud Rec Center and Oktoberfest respectively.
- Planning Commission Upcoming Meetings are as follows:
 - October 10th – Habitat for Humanity will give a Presentation
 - October 24th – Housing Steering Committee Presentation and Land Use Hearing
 - We had a Building Permit Technician resign this week due to health issues. We have hired a new full-time Building Technician bringing us to 2.5 total. The new Permit Tech will begin work on September 23, 2024.
 - The Town is looking to hire a Civil Engineer, if you know anyone please let them know we are looking.
 - Short-term Rentals go into effect on September 23, 2024. We know that people are working on their applications now in anticipation of submittal on the 23rd.
 - The last Code Amendment was passed by the Board of Trustees on 9/10/2024.
- Joe Donnelly announced that he is resigning from the Planning Commission based on conflicts with family obligations.

8. Adjourn

MOTION was made by Secretary Semedalas to adjourn the September 12, 2024, Planning Commission meeting. SECONDED by Vice Chair Smith. With all in favor, THE MOTION CARRIED.

The meeting was adjourned at 9:10 p.m.


Chairperson


Secretary