



Planning Commission Minutes – October 14, 2021

1. Call to Order – The Planning Commission convened a regular meeting on October 14, 2021. Chairwoman Dowker called the meeting to order at **6:00 p.m.**

2. Roll Call – Members present:

Jan Dowker	(Chairwoman)
Sean Murphy	(Secretary)
Karen Anderson	(Commissioner)
Karl Ayers	(Commissioner)
Chris Kurtz	(Commissioner)
Abigail Smith	(Commissioner) <i>via ZOOM</i>

Members absent: Jeff Butler (Commissioner)

Staff present:

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

3. Consent Agenda – Minutes from the September 23, 2021 Planning Commission Meeting.

MOTION made by Commissioner Murphy.

SECONDED by Commissioner Ayers.

With Commissioner Dowker, Commissioner Murphy, Commissioner Ayers, and Commissioner Smith in favor, THE MOTION CARRIED.

Chairwoman Anderson and Commissioner Kurtz abstained, as they were absent from the meeting.

4. Public Hearing: Fickel Farm Final Plat, Will Edwards (Agent)

Planner Olinger introduced the Fickel Farm Final Plat.

Public Comment was opened at 6:10 p.m.

Lynn Larsen listed a number of concerns, from odd lot sizes, the location of the Eastern trail, and other various issues which he indicated would be sent to the Developer and Staff by email.

Greg Carter was curious about a dark red color not indicated on the legend of the site plan. (Planner Adam addressed map color definitions at 6:20 p.m.)

William Hergenreter is concerned about the irrigation ditch which serves his farm with water. He stated it was Loveland Lake and Ditch, and it was over 100 years old, and very important that the ditch is in no way impacted by this request.

Public Comment was closed at 6:19 p.m.

Will Edwards (Applicant), and Justin Beckner (Engineer) addressed the irregular lot shapes, trail, and other questions from Mr. Larsen.

Commissioner Murphy liked the No Entry sign on the alleyway east of Hubble Street, the addition of trees on the side of the playground, and agreed with the planning department comments.

MOTION made by Commissioner Murphy to APPROVE the Fickel Farm FUD 4th Filing Final Plat, finding it is consistent with Section 30-6-108 C with the following recommendations:

- 01. All alleys remain private.**
- 02. All lots abutting an alley have alley-loaded garages.**

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: O'Malley Glen – Farmstead Rezoning, Jim Bunkers (Agent)

Planner Olinger introduced the O'Malley Glen PUD – Farmstead Rezoning.

Public Comment was opened at 6:48 p.m.

Public Comment was closed at 6:48 p.m.

MOTION made by Commissioner Anderson to APPROVE the O'Malley Glen – Farmstead Zoning Map Amendment, finding it is consistent with Section 30-3-110 C, conditioned on the following:

- 01. Sidewalks, trails, tree lawns, and street trees are installed to the Town's standards along the individual property's frontage prior to any new construction permits.**
- 02. The Variance for 619 E Highway 56 is approved.**

SECONDED by Commissioner Ayers.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Ayers to APPROVE the 18-foot west side setback Variance at 619 E Highway 56, finding that the request satisfies all of the applicable requirements specified in Section 30-3-108 for the current existing buildings.

SECONDED by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

6. Continuation of Public Hearing: Berthoud Engineering Standards

Director Freese introduced the Berthoud Engineering Standards.

Public Comment was opened at 7:06 p.m.

Lynn Larsen (7:08pm) stated that he had very few nits, and the document was very well put together and technical in nature. He then asked how often flood plain maps are updated and how this would impact these proposed requirements.

Community Director Freese responded to Mr. Larsen's questions and stated that the Town recently adopted the new FEMA floodplain maps in January of this current year, and such maps are updated on a 10-20 year basis.

Public Comment was closed at 7:09 p.m.

MOTION made by Commissioner Kurtz to APPROVE to the Town Board the Berthoud Engineering Standards.

SECONDED by Commissioner Anderson.

With all in favor, THE MOTION CARRIED.

7. Reports –

Meeting on October 28th, 2021 about new code changes. A number of minor corrections and additions to the development code, mainly errors.

Commissioner Dowker announced that Berthoud Habitat announced they will be offering tours of the new net zero homes.

Director Freese discussed the interview process and new Commissioners, and informed the PC that Patrick Dillon had applied for HPAC and thus would remain involved in Town matters.

Welcome Commissioner Karen Anderson to the Planning Commission Board.

The late November and December meetings are cancelled as they fall on Thanksgiving and Christmas Eve.

8. Adjourn –

The meeting was adjourned at 7:21 p.m.