



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission Public Hearing
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
December 12, 2024 at 7:30 p.m.**

1. Meeting called to order – Chairperson Anderson at 7:35 p.m.
2. Chairperson Anderson led the Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Karen Anderson, Chair
Abigail Smith, Vice Chair
Nick Semedallas, Commissioner
Marc Hofmans, Commissioner
Mark Brodie, Commissioner
David Pond, Commissioner
Stacy Sigman, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Senior Planner
Luke Seeber, Development Review Engineer
Corporal John Wittemeier, Police Officer
Alicia Garcia, Town Attorney

4. Approval of Planning Commission Meeting Minutes
 - a. October 24, 2024
MOTION was made by Commissioner Semedallas to APPROVE the Minutes for the October 24, 2024 Planning Commission Meeting. The MOTION was Seconded by Commissioner Hofmans. With all those in favor, the MOTION carried.
5. Public Hearing - Consider a Request for a Preliminary Plat for the Legacy Park subdivision.

Tawn Hillenbrand, Senior Planner, provided a presentation regarding the land use process, an overview of the application, and staff's findings. Ms Hillenbrand provided additional documents received prior to the hearing including a printed copy of the presentation packet, an overview of the applicant's neighborhood meeting notes dated December 12, 2024, the agenda for the hearing and a sample motion sheet. The applicant provided a presentation following staff's presentation. The applicant, Don Hinson and representatives Kristin Turner and Ruth Rawlings provided presentations.

Public Comment opened at 9:01 p.m. and Public Comment was given by the following:

- Ariel Emby-Goodwine
- Jill Wooten
- Kelley Puga
- Tiffany Brodie
- David Gregg
- Tiffany Carpenter
- John Terrel
- Amy Barnard
- Megan Gray

Public Comment closed at 9:25 p.m.

Planning Commissioners asked clarifying questions of staff and the applicant/applicant's representatives. Planning Commissioners then deliberated and discussed the Criteria for Approval as well as Staff's Findings and Recommendations.

MOTION was made by Commissioner Sigman to Recommend Approval to the Town Board of Trustees of the applicant's request of a Preliminary Plat for the Legacy Park Subdivision with the following Conditions of Approval:

1. The applicant shall address the remaining comment received by Little Thompson Water District, regarding a small error that does not impact the scope nor design of the project, at the Final Plat submittal.
2. The applicant shall address the remaining comments received by Baseline Engineering Surveyor, regarding minor technical errors, at the Final Plat submittal.

The MOTION was Seconded by Commissioner Hofmans. A roll call vote was made and the MOTION passed unanimously.

6. Report by Staff

- a. The next meeting will include an update on the Downtown Development Authority by Walt Elish on January 23, 2025 at 6 pm followed by a Board of Adjustment hearing at 7 pm on January 23, 2025
- b. Ayres will be back on February 23, 2025 at 6 p.m. for the Housing Steering Committee
- c. There will be no Planning Commission on January 9, 2025
- d. Staff expansion plans include a Construction Inspector for development projects and a Planner, postings and interviews are underway

7. Adjourn

The meeting was adjourned by unanimous Motion at 9:56 p.m.


Chairperson


Secretary