

TOWN OF BERTHOUD  
BOARD OF TRUSTEES  
SPECIAL MEETING  
AUGUST 19, 2008  
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The Board of Trustees of the Town of Berthoud met for a special meeting on Tuesday, August 19, 2008 in the Board Room at Town Hall. Mayor Patterson called the meeting to order at 7:00 p.m.

MEMBERS PRESENT: Mayor Tom Patterson  
Mayor Pro-Tem David Gregg  
Trustee Michael Patrick  
Trustee John Bauer  
Trustee Dick Shepard

MEMBERS ABSENT: Trustee Glen Buckingham  
Trustee Jeff Hindman

The consent agenda consisted of the bills allowed for August 2008, the minutes of the special meetings on July 29, 2008 and August 5, 2008, the regular meeting on August 12, 2008, and the financial statement for July 2008.

**Mayor Pro-Tem Gregg moved to approve the consent agenda as submitted. Second by Trustee Bauer. The motion passed unanimously.**

**PUBLIC HEARING – SOMMERS FINAL**  
**DEVELOPMENT PLAN PARCEL 1**

Interim Planner Katers noted that the Planning Commission reviewed this proposal on August 14, 2008. At that meeting, the Commission made a recommendation to the Board to approve the Sommers Final Development Plan: Parcel 1 to the town with three conditions:

- 1) Connection to the Town wastewater system to occur when that system is within 300 feet of the property with abandonment and removal of septic system to follow connection to Town system;
- 2) Applicant shall work in good faith with Town staff to develop and incorporate additional landscaping and architectural features to bring the structure into closer compliance with the Town's industrial architectural standards; and
- 3) applicant will provide evidence of its legal right to utilize 6<sup>th</sup> Street to access Highway 56.

Planner Katers explained that he met with the applicants on Monday and defined the status of the conditions. He explained the improvements that are required for this project.

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Mark Sommers addressed the Board, explaining that their intent is to be able to pull a permit and get concrete work completed. They are willing to make improvements to the front of the building and are considering options at this time. He noted that they have reviewed the architectural guidelines and are willing to make improvements to meet those requirements.

When questioned about their plans, Mr. Sommers noted that they are planning to do solar panels and they intend to use either a wall or peak system to provide heating or cooling. They are looking at awnings and feel that the large covered porch area is acceptable. Their intent is to comply with our requirements for landscape improvements. Board members expressed concern about the noise that is generated from this type of facility. Mr. Sommers explained that he ran a larger door plant in a neighborhood, and his neighbors did not have a problem. This building will be insulated to absorb sound and they have upgraded equipment to help with the noise abatement. They also have a muffler on the dust collector.

Mayor Patterson opened the floor for public comments and there were none.

**Trustee Patrick moved to approve the final development plan as presented with the conditions recommended by the Planning Commission and staff and affirmed by the applicant, with the recommended addendum regarding architectural improvements and landscape improvements or with an alternative to condition #2 is to comply with the architectural guidelines. Second by Mayor Pro-Tem Gregg. The motion passed unanimously.**

The special meeting adjourned at 7:20 p.m.

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Mayor Tom Patterson

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Deputy Town Clerk Charlene Reed