

TOWN OF BERTHOUD
PLANNING COMMISSION
REGULAR MEETING
APRIL 26, 2007
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The Planning and Zoning Commission of the Town of Berthoud met for a regular meeting on April 26, 2007 in the Board Room at Town Hall. Chairman Thorne called the meeting to order at 7:03 p.m.

MEMBERS PRESENT: Chairman Chris Thorne
Vice Chairman Scott Banzhaf
Ben Zink
Brian Anderson
John Bauer
Rural Representative John Goreski

MEMBERS ABSENT: Stelios Androulidakis
Jeff Hindman

STAFF/TOWN Planning Director Robert Anderson
Planning Technician Sue Bowles
Town Attorney Bruce Fickel
Town Administrator Jim White

CONSENT AGENDA

There were no items on the consent agenda.

WAGGENER FARM 1ST MINOR SUBDIVISION

Planning Director Anderson noted that this item is being brought back to the commission to discuss the conditions that were placed on the approval.

Attorney Fickel explained that he is here to clarify the motion because the school district is uncomfortable with the condition of an "adequate buffer" since there is no definition of "adequate". Fickel explained that currently there is a water line easement that nothing could be built on anyway, and there will be 60 feet between active uses and residences. He further noted that deed restrictions on the property don't allow for lights.

Thorne asked Attorney Fickel whether all of the statutory requirements in regards to public noticing had been met. Fickel said that in his opinion, yes, they had.

Anderson moved to reconsider the prior approved motion for the Waggener Farm First Subdivision. Second by Banzhaf. All members voted YES.

Bauer moved to approve the Waggener Farm First Subdivision conditioned upon compliance with the following:

1. The School District will coordinate the design and uses with the Town's staff, the Planning and Zoning Commission and the Parks and Open Space Board to the maximum extent possible and address all of staff's technical comments

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2. There presently exists a waterline easement 20 feet wide adjacent to the east boundary of Lots 1 and 2, Waggener Farm First Subdivision. There presently exists an access easement which is 60 feet wide commencing at Lake Avenue. It continues north and incorporates the waterline easement. The Planning Commission of the Town of Berthoud has determined that these two easements, in conjunction with the Deed Restrictions for Lot 2 constitute adequate bicycle and pedestrian access to the north portion of Lot 1 and an adequate buffer between Lot 2 and the existing dwellings which are located east of the east boundaries of Lots 1 and 2. Second by Thorne. All members voted yes.

Regular meeting adjourned at 8:25 p.m.

Brian Anderson, Secretary

Sue Bowles, Planning Technician