

TOWN OF BERTHOUD  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MARCH 22, 2007  
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The Planning and Zoning Commission of the Town of Berthoud met for a regular meeting on Thursday March 22, 2007 in the Board Room at Town Hall. Chairman Thorne called the meeting to order at or about 7:05 p.m.

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

MEMBERS ABSENT: Stelios Androulidakis

STAFF/TOWN  
CONSULTANTS: Robert Anderson

**CONSENT AGENDA**

The Consent Agenda consisted of the minutes of the regular meetings held February 8<sup>th</sup> and March 8<sup>th</sup> 2007. A motion was made to approve the minutes of February 8<sup>th</sup> which passed unanimously.

Rural Representative Goreski requested correction of the minutes of March 8<sup>th</sup> to reflect his attendance and inclusion of his questions to Jim Birdsall (with responses) regarding impacts to neighbors (approx. end of page 8 of 10), a motion was made to approve these minutes with noted corrections and all voted aye with John Bauer abstaining.

**PUBLIC HEARING- WAGGENER FARM MINOR SUBDIVISION**

Commissioners expressed the following concerns 1) design of the school site, 2) future uses (school building, stadium, etc.), 3) Traffic circulation (Lake Avenue) and parking, 4) coordination with Town of Berthoud's Master Plan for the Recreation Center, 5) impact on adjacent properties (lights, parking), and 6) the terms and limitations of the contract with the school district.

Staff responded that the school had modifications to make on the school site itself and wanted to replace the athletic field and tracks as soon as possible (in time for the next school year). Staff also noted that the Town has little if any control of School properties or uses, but did explain that it was staff's understanding that the proposed uses were to be a track and athletic fields (no lights were apparent on preliminary drawings that the Town had reviewed).

Staff sketched the preliminary school plan layout on the blackboard to illustrate the schools intent. The commission expressed concerns for adjacent property owners depending on the schools potential uses (particularly lights, a stadium for instance, or even a school building).

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The commission inquired as to the Town's level of completion of the Town's Recreation Center Master Plan. Staff explained that the plan is very early in its conceptual phase of design and little if anything existed for presentation or evaluation. Staff then explained the general layout of the Waggener Farm parcel and proposed shared use. Several Commissioners noted that the school didn't have the greatest track record when it came to shared park/recreational field maintenance.

Staff advised the Commission that time was a critical factor in the minor subdivision and crucial for school review and funding of the purchase. The commission expressed its desire for specific details regarding the terms of the Contract of Sale. Planning Staff advised that it was not privy to the negotiations.

The public was invited to comment and Sophia Culver asked about the extension and use of Lake Avenue. Staff explained that the Town's Recreation Center Master plan would plan around the School purchase and several options had been discussed regarding school parking (onsite, flat angle parking along Lake) and future traffic circulation (curving lake north, running it along the edge of the property, a diagonal road across the northern portion of the road)

Staff recommended a Special Meeting prior to the Comprehensive Plan Study Session on Thursday, March 29<sup>th</sup>, 2007, and advised the Commission that it would request the Town Administrator and Attorney be present to field questions. The commission agreed to begin the scheduled Comprehensive Plan Study Session with a Special Meeting regarding the Waggener Farm Minor Subdivision on Thursday March 29, 2007.

The location of the Thursday, March 29<sup>th</sup>, 2007 meeting could not be confirmed because of the hour and both the Community Center and Lions Building were suggested. Staff advised it would post the location on the board attempt to post it on the website, and would email the confirmed location once established.

The Public Meeting adjourned at or about 8:17 p.m. and after a short recess the Commission began its Study Session regarding the Comprehensive Plan.

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Brian Anderson, Secretary

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Robert Anderson, Planning Director