Town of Berthoud Planning Commission
Town Hall
807 Mountain Avenue
Thursday, August 24, 2023, at 6:00 p.m.

1. **Call to Order** — The Planning commission convened a regular meeting on August 24, 2023. Commissioner Anderson called the meeting to order at 6:01 p.m.

2. **Pledge Of Allegiance**

3. **Roll Call** — Members Present:
   - Karen Anderson Chairperson
   - Chris Kurtz Vice Chairperson
   - John Van Benthem Secretary
   - Melissa Feldbush Commissioner
   - Nick Semedalas Commissioner
   - Abigail Smith Commissioner
   - Brett Wing Commissioner

   Staff: Anne Johnson Community Development Director
   - Teri Reger Planning Technician

4. **Approval Of Meeting Minutes** — Minutes from the August 10, 2023, Planning Commission Meeting.

   MOTION made by Commissioner Wing to APPROVE the Minutes from August 20, 2023.

   SECONDED by Commissioner Van Benthem.

   With those all favor, THE MOTION CARRIED.

5. **Public Hearing: Flood Prevention Code**

   Introduction By: introduction and presentation by Anne Johnson.

   MOTION made by Vice Chairperson Kurtz to forward a recommendation of approval to adopt the Town of Berthoud Flood Damage Prevention Code as Section 12 to Chapter 30 of the Berthoud Municipal Code.

   SECONDED by Secretary Van Benthem

   Public Comment was opened at 6:37 p.m.

   Public Comment was closed at 6:37 p.m.

   With all in favor, THE MOTION CARRIED.
   Introduction and presentation by Anne Johnson.

   Public Comment was opened at 7:33 p.m.

   Public Comment was closed at 7:33 p.m.

   **MOTION MADE** by Commissioner Smith to forward a MOTION OF
   APPROVAL to the Town Board of Trustees for an amendment to the Municipal
   Code including Sections 30-6-112, 30-1-116, the Definition Section, 30-5-102,
   30-3-106, Table 3.3, Chapter 30-7 and Section 18-4-15.A with the following
   condition that the phrase “except for” be added to 30-7-105A.

   **SECONDED** by Vice Chairperson Kurtz

   With all in favor, **THE MOTION CARRIED.**

7. Report By Staff
   Anne Johnson reported that Planning Commission will see the following in the near
   future:
   - Upcoming Code Changes including Telecommunications, Dark Sky, and
     Signage
   - The upcoming Landscape Guidelines will also include sample Maintenance
     Plans for natural and commercial areas.
   - Introduction of Teri Reger as Planning Technician

   Anne Johnson indicated the following land use applications were heard or will be
   heard by the Town Board of Trustees in the future:
   - Westside Crossing provided the Traffic Memo and the Town Engineer found
     it to be compliant. The Board of Trustees did approve the motion with an
     added condition to investigate a Bus Stop in the area. CDOT will receive a
     referral.
   - Ludlow Farms Silver Annexation

   Commissioner Kurtz asked if there had been any noticeable changes to the amount
   of building permits being issues in the Town.
   - Staff: Building has been very busy with residential permits and some
     commercial permits.
   - Commissioner Feldbush stated that it's getting harder for commercial
     builders to get loans where they used to require 20% down now it's more in
     the 30-40% range.
   - Commission Wing noted that he's seeing a lot of For Sale signs in certain
     areas. Commission Feldbush stated that the properties that are $1.5 million
     area are not moving quickly at this time.

8. Adjourn
   The meeting was adjourned at 8:11 p.m.

   [Signatures]

   **CHAIRPERSON**                                      **SECRETARY**