



PLANNING COMMISSION

Wednesday, November 19, 2025 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order/ Roll Call

- 5:00PM
- Present: Matt Stephen, Richard Kuehster, Charlie Ihlenfeld, Bill Fisher.
- Not Present: Herb Tomitsch,

Pledge

Approval of Minutes

1. Minutes October 15, 2025
 - **Motion to approve.** (Kuehster Stephen) "Aye" Vote. Motion passed unanimously.

Public Hearing

2. Highbrooke rezoning & re-subdivision from PD to R-3 for residential units at 0 Brook Street - Applicant Requests a Continuance (December 3, 2025) to complete required public notice
 - **Motion to continue this matter until December 3, 2025 at 5:00pm.** (Ihlenfeld, Stephen) "Aye" Vote.
 - Motion Passed
3. The Eco Spa LLC, Planned Development Plan for Zoning -Applicant Requests a Continuance (December 3, 2025) to complete required public notice.
 - **Motion to continue this matter until December 3, 2025 at 5:00pm.** (Ihlenfeld, Kuehster) "Aye" Vote.
 - Motion Passed

Business Items

4. Accept Resignation of Planning Commissioner Michael Beeson
 - Motion to accept resignation of Michael Beeson. (Fisher, Stephen) "Aye" Vote.
 - Motion Passed
5. Discussion of and Nomination of Planning Commission Vice-Chair
 - Nomination for Commissioner Stephen to be Planning Commission Vice-Chair. (Ihlenfeld, Fisher) "Aye" Vote.
 - Motion Passed

6. Discussion on Planning Commission Vacancy and Appointment
 - Question to Deputy Town Clerk Grant Massey on Beeson's term end date.
 - o Deputy Town Clerk Massey will follow up with more information to the Commission.
 - Commission decided that applications will be open until the position is filled. Upon an application it will be heard at the next regular meeting of Planning Commission.
7. Discussion/Update Illumination Pointe
 - Update from Interim Town Administrator Glen Smith. Certain items have not been complied with, Interim Town Administrator Smith asked for guidance on whether the Commission would like to hold them in violation.
 - Commissioner Fisher directed clarifying questions on screening, drainage and CDOT issues directed to Interim Town Administrator Smith.
 - Interim Town Administrator Smith was directed by commission to work with John Chavez to produce a list of violations and assess next steps.

Public Comment - *This time is reserved for the public to speak to items not on the agenda.*

- Comment From Richard Willan - Brought in some drawings to show the Planning Commission.
- Comment From Beverly Voelker - What is the best way to address concerns with zoning changes.
 - o Town Staff responded that the best place would be the contact us email on the Town website.

Next Meeting and Future Items

- Question from Commission about HayCo fence.
- Request from Commissioner Stephens for a review of the non-compliance process and procedure for land use matters.
- Planning Commission Special Meeting December 3, 2025

Adjourn

- Motion to Adjourn meeting. (Fisher, Stephen) "Aye" Vote
- Meeting adjourned at 5:41PM.