PLANNING COMMISSION

Wednesday, April 16, 2025 at 5:00 PM

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

MINUTES

Call to Order. Chair Ihlenfeld called the meeting to order at 5 pm.

Roll Call. Present: Commission members Herb Tomitsch, Matt Stephen, Mike Beeson, Bill Fisher, and Chair Charlie Ihlenfeld. Excused members: Lindsey Zapalac, Andre Bergeron. Others present: Trustee Tim Caves, Administrator Dawn Collins.

Pledge of Allegiance

Approval of Minutes

1. Minutes from March 19, 2025 Meeting. MOTION (Fisher, Beeson) to approve the minutes as presented. Motion passed 5-0.

Public Hearing

2. Application for Replat/Resubdivision of Largo Terrace, Poco Ave -- *applicant requested to continue the hearing until June.* Commissioner Fisher inquired about the ongoing requests to continue. Collins stated the landowner has been unable to complete a requested exhibit displaying the property will not become non-complying to zoning setbacks. MOTION (Ihlenfeld, Beeson) to continue the hearing until the June 18 meeting. Motion passed 5-0.

Business Items

3. Sign Permit Application - Three Farm Girls. Ms. Irene Ortiz-Colella, business owner, explained the change to the sign within the existing framework with modification of the top to be flattened and posts painted white. An existing spotlight will be updated, and it was agreed to be on a timer. MOTION (Beeson, Fisher) to approve the sign permit application as presented including a timer on the light. Motion passed 5-0.

4. Consideration of (Temporary) Conditional Use for Diacut, Hayco (Hwy 105). Mr. Bruno Furrer, Diacut landowner, requested that the temporary conditional use be continued. He stated the current fencing will have screening added. Mr. Loren Burlage added that steel posts were added for the fencing and privacy screening will be added at the front and wrapped at the corners. Chair Ihlenfeld inquired about the long term plan for the business operations. Commissioner Beeson stated that he did not think that outside storage was allowed in the C-2 zone. Discussion ensued about the latitude of the Commission for a conditional use permit and inquiries were raised about the difference between a temporary and permanent conditional use permit. Collins explained there is not a definition or criteria

of either in town code. She stated it is on the members to determine any conditions for each conditional use permit requested. Mr. Burlage offered background about soil samples, not coming to a deal with Diacut to purchase, and not wanting to prohibit the future sale of the property. He stated that his other land deal fell through, and this location was still intended to be temporary. Mr. Furrer stated it could be another five years. Trustee Caves explained the concerns that members discussed in the past about changing what is allowed in different zoning districts. He cautioned members to any changes that may negatively impact the zoning district – explaining General Business and Commercial is shops, restaurants, etc., and that this discussion took place in 2024 with a deadline. lt was discussed that members do not want to see this as permanent use in the current location. Discussion about the Hayco operations and length of lease took place. Members commended Mr. Burlage that the property is maintained well, and he responded that there is minimal traffic due to wholesale visits being made by appointment. Mr. Furrer asked members what is needed to extend one additional year. Members agreed they did not want this location to be of permanent use for this operation and considered various conditions for another year. It was agreed that this use would be for this particular business and owner only, that an annual review is necessary, as well as any change to the use or current operation must be reviewed by the Commission. Inquiries were made to the owner about investing in curb appeal at this location and Mr. Burlage restated that nothing is intended to change in the operation and outdoor storage as it exists. Commissioner Beeson stated he would like to see the code applied consistently and discussion further ensued about the height of a fence to fully screen the property. It was concluded that regardless of the fence height, due to the slope of the property, the rear of the property will be visible from Hwy 105. MOTION (Fisher, Tomitsch) to recommend continuing the temporary conditional use for one year for this particular business and owner, with the addition of screening at the front of the fence wrapped at the corners, with no other permanent construction or change occurring without review by the Planning Commission including no lighting or signage, and keep the prior required screening (connex, equipment). Motion passed 5-0.

5. Review/Direction for Critical Land Use Code Rewrite. Collins provided an update on the incomplete land use code critical issues project and the inability to obtain additional funds from DOLA. She explained that the contract is unable to close for reimbursement by the deadline of 8/31 if the scope of the project is not completed. She stated that an extension could be requested for one year and alternate funding could be sought; however, she requested that members direct the project to be completed in an efficient manner with CMI by the deadline due to the limbo of the land use code regulations. She reviewed the completed sections and remaining sections to rewrite. An estimate will need to be determined from CMI. Members agreed the land use code project should be completed sooner than later. Mr. Roger Moseley referenced comments from CMI about drainage in a prior draft version of the code rewrite. He pointed out conflicts in the zoning spreadsheet, stating that the table is too complex. He offered to redline the articles if his and Marty's work will be considered. He expressed concern about how changes were being made. Discussion took place about Article 1 and 2 being forwarded to the Board of Trustees as drafted. Members discussed wanting another review of all articles together for consistency. It was agreed that members - specifically Commissioner Beeson offered - will review Articles 1 and 2. It was further agreed to explore the CMI estimate and town funding to complete the project. Collins will provide members with a summary of the status and request town funds from the Board of Trustees.

Public Comment. Mr. Roger Moseley commented that the Board of Trustees vote on things that are not read nor tailored to the Town appropriately. He referenced the former Commissioner structure of the town requested to be in the Community Master Plan, and he expressed concern about trusting text amended by CMI, cautioning members to be extremely attentive.

Next Meeting (5/21) and Future Items

Adjourn. MOTION (Fisher, Stephen) to adjourn at 7:15 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk