



PLANNING COMMISSION

Wednesday, November 15, 2023 at 5:00 PM

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

MINUTES

Call to Order. Commission member Mark Bruce called the meeting to order at 5 pm.

Roll Call. Present: Mark Bruce, Amy Hutson, Susan Miner, Tim Caves, Lindsey Zapalac. Excused: Charlie Ihlenfeld, Bill Fisher.

Approval of Minutes.

1. Minutes from October 18, 2023. MOTION (Hutson, Caves) to approve the minutes as presented. Motion passed 5-0.

Public Hearing

2. Application for Conditional Use in CC Zone - Religious Institution (304 Hwy 105). Mr. Jeff Rudder introduced himself, representing The Movement church, established as a 501c3, to use the open space of the TLCA at 304 Hwy 105 for Sunday morning service. He explained there will be about 80-100 people attending and a lease agreement is established for the space. Mr. Roger Moseley challenged the application applicant name and title of Mr. Maddox and provided comments about Mr. Maddox's background. Ms Genevieve Vatt provided background about Mr. Maddox filing bankruptcy. Mr. Walt Moore stated his opposition to the use because of the original intent of the structure. Mr. Tim Eckert stated the original intent should be considered. Ms Dusty Severn questioned this use in the past. Collins stated that PPRBD stopped the former remodel for residential but allowed ongoing use as TLCA. She also stated the church is recently formed and is working to be compliant with code requiring a conditional use. Commission member Bruce closed the hearing.

Business Items

3. Consider Conditional Use in CC Zone - Religious Institution (304 Hwy 105). Commission member Susan Miner stated her concerns about the legal review of the work previously done in the building and actual capacity. She reiterated the original intent of the gift to the community for community use and concern of a long-range plan to become a church. Amy Hutson spoke about the master plan intending the space for arts. Mark Bruce stated the corridor is already limited to add commercial property. Tim Caves stated his concern about unpermitted work previously done being inspected by Fire and PPRBD for safety. MOTION (Miner, Caves) to recommend approval of the conditional use for religious institution including a condition to complete inspection by Fire and PPRBD and any violation corrected. Roll call vote taken – aye 3; nay 2 (Hutson, Bruce). Motion passed.

Mr. Roger Mosely stated that Collins was correct that PPRBD allowed the original use of TLCA to continue. Mr. Tim Eckert offered to inspect the building with Fire.

4. Review Downtown Design and Consider Incorporating into the Community Master Plan. Commission member Susan Miner reviewed the downtown design to be incorporated into the Master Plan. MOTION (Hutson, Zapalac) to amend the Community Master Plan to include the downtown design. Motion passed 5-0.

5. Review and Consideration of Revised Sign Code. Members reviewed the revised sign code. Collins will forward the modifications to legal.

Public Comment. Mr. Jeremy Feranti, landowner at Illumination Point, requested the Commission demand a stop work of his two neighbors occupying land – Tanglewood Trailers and Greater Grounds. He reviewed at length the lack of permits and plans for any change to the property. He provided Commission members his background and expertise and stated what his neighbors needed to develop. Collins explained that all property owners of Illumination Point need to collaborate for the benefit of the entire site.

Next Meeting (December 20) and Future Items

Adjourn. MOTION (Hutson, Miner) to adjourn at 6:48 pm. Motion passed.

Minutes by: Dawn Collins, Town Clerk