



PLANNING COMMISSION

Wednesday, May 15, 2024 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 5:03 pm.

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

Approval of Minutes

1. Minutes from April 17, 2024. MOTION (Caves, Zapalac) to approve the minutes. Motion passed 5-0.

Public Hearing

2. Application for Conditional Use Permit for Landscape Yard in C2 Zone (Greater Grounds) - *request to continue*. Collins reviewed the status of the applicant submittal to the Town and to CDOT, currently under review. MOTION (Zapalac, Fisher) to continue the hearing to the June meeting. Motion passed 5-0.
3. Application to Replat Interior Lot Lines and Easements, 91-97 Greeley (Allgood). Mr. Randy Allgood addressed the members and explained the slight modifications to the interior lot lines and easements on the site. Chair Ihlenfeld opened the floor to the public. Ms. Diane DeKeyser expressed her concern about the hill eroding when construction starts. Mr. Allgood addressed his plans with the neighboring property owner. The hearing was closed.
5. Recommendation on Replat Interior Lot Line and Easements Greeley Avenue. The members did not have questions. MOTION (Caves, Bruce) to recommend the Board approve the replat as presented. Motion passed 5-0.
4. Application for Replat of Lot Line - 278 Lower Glenway. Mr. Jim Brinkman, surveyor for the property owner, explained the replat of multiple lots at Lower Glenway to two lots for one single family home development on one lot. Discussion took place about a seven foot discrepancy from one survey to another about the right of way location. Collins stated that it will be addressed prior to filing the replat. There was no public comment. The hearing was closed.
6. Recommendation on Replat Lot Line, 278 Lower Glenway (Engel). The members did not have any questions. MOTION (Ihlenfeld, Zapalac) to recommend the Board approve the replat as presented. Motion passed 5-0.

Business Items

7. Sign Permit Application - SecurCare (Hwy 105). Ms Kara Knott with Pinnacle Sign explained her client's one additional sign to the other two previously approved. Discussion took place about layout of the

buildings, visibility from Hwy 105, and the illumination with cabinet style diffusing it. MOTION (Zapalac, Bruce) to approve the one additional sign with the same illumination time ending at 11p. Motion passed 5-0.

8. Preview of Primrose/Columbine Mixed Use Site Plan (Claar). Mr. Curtis Claar, property owner, explained the original approval of his conditional use for mixed use requiring a review of the site plan. He explained the position of the commercial/residential structure on the corner lot. Discussion took place about setbacks, the intent of mixed use, and breaking up the three sides of the structure.

Mr. Claar pointed out that the resolution requires approval. Additional discussion ensued about the character of the structure with final construction plans. MOTION (Bruce, Fisher) to approve the site plan as presented with a request that the suggestions be considered to break up the building. Motion passed 5-0.

9. Request to Extend Temporary Conditional Use (Diacut, Hayco). Property owner, Mr. Bruno Furrer and Hayco tenant, Loren Burlage, addressed the members about an extension of the temporary conditional use. Commission members expressed concern about screening regulations and this property not following the same rules. It was clarified whether this is a permanent or temporary location. Mr. Burlage confirmed that the location is temporary and he continues to seek a permanent location. Discussion ensued about the connex and other equipment on the property. It was stated that unused equipment will be sold in near future. Collins explained that any change to a conditional use must be reviewed for approval of the change or added use. Discussion continued about the temporary conditional use becoming permanent and, therefore, requiring permanent fencing and screening. No public members spoke to the subject. MOTION (Fisher, Caves) to recommend the Board approve the temporary conditional use for one additional year, with the condition that any equipment, vehicle, connex, etc., must be screened from Hwy 105 view by July 1, and any additional time beyond the one year extension must be brought back to the Planning Commission and will be considered permanent and abide by town regulations as determined by the Commission. Motion passed 5-0.

10. Update - Advisory Committee for Elephant Rock Vision Plan. Mr. Bill Fisher provided an update in place of Susan Miner. He explained the site plan meeting and review of 60 public ideas. He stated that members continue to work on a vision statement for the property, noting that rural, open space with benefit to the community is evident. Discussion generally took place about a possible public safety facility. The next committee meeting is May 20 to finalize a vision statement.

11. Language to Consider for Conditional Use. Collins noted that following the distribution of Attorney Krob's memo, CMI provided several comments and suggested that staff revisit the comments to incorporate into one draft for the Commission at the next meeting.

Next Meeting (June 19) and Future Item. Chair Ihlenfeld noted he will not be at the June meeting.

Public Comment – none.

Adjourn. MOTION (Zapalac, Ihlenfeld) to adjourn at 6:50 pm and begin the workshop.

Following meeting convene to Workshop to review/discuss draft subdivision code.

Minutes by: Dawn A. Collins, Town Clerk