



PLANNING COMMISSION

Wednesday, July 17, 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, Susan Miner, Tim Caves, Mark Bruce, Amy Hutson, Bill Fisher, Charlie Ihlenfeld.

Approval of Minutes

1. Minutes from June 19, 2024 Meeting. MOTION (Bruce, Hutson) to approve the minutes as presented. Motion passed 7-0.

Public Hearing

2. Application for Conditional Use - Landscape Yard in C2 Zone, Greater Grounds. Collins provided review of the activity with Greater Grounds, the applicant's absence, and the change from the applicant to not pursue retail sales at this time. No person spoke for or against the use. Chair Ihlenfeld closed the hearing.

Business Items

3. Recommendation on Conditional Use Permit - Landscape Yard in C2 Zone, Greater Grounds. Discussion ensued about violations and moved to various conditions so the business complies with a conditional use. Collins noted that CDOT and Town regulations are required to be met regardless. It was noted that the use does not comply with the Master Plan vision for that part of the Hwy 105 corridor. Discussion took place about the conditions that members previously discussed and would like to see for a landscape yard in a C2 zone. Members returned to the prior list, discussing dust control, screening with fencing and trees, and limiting the conditional use to this applicant and business only. MOTION (Hutson, Zapalac) to recommend approval of the conditional use for a landscape yard in a C2 zone with the following conditions – dust control as presented by the applicant with a dedicated pick up mounted water truck as needed and applying Dust R/X Hydro as needed; screening to be completed within 90 days of the effective date of the conditional use permit and will include an 8 ft opaque fence (not wildlife) at the north and east lot lines and evergreens outside the fence - minimum of 4 ft high at 20 ft on center at the north and east lot lines; any dumpster/other storage must remain behind the screening; no retail sales activity; all required CDOT, town regulations met; limited to this business owner and business, Greater Grounds. Motion passed 7-0.

4. Review/Discussion of Draft Subdivision Code. Review of the memo from CMI took place. Discussion about tract housing took place. No change made to the definition. Reference and discussion

of item 5 on page 2 took place and members agreed with Option 2 preferred. This change will be communicated to CMI for the final version.

5. Recommendation on Draft Subdivision Code. MOTION (Fisher, Hutson) to recommend the Board approve the revised subdivision code with one amendment and clean up for ordinance format. Motion passed 7-0.

Public Comment. None

Next meeting (August 21, 2024) and Future Items. Collins mentioned that CMI will move to review the zoning code and that members can expect a worksheet and the same review format will be followed.

Member Susan Miner provided a report of the Advisory Committee presentation of the Elephant Rock vision options to the Board on 7/10.

Adjourn. MOTION (Miner, Bruce) to adjourn at 7:42 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk