



**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: May 2022	ITEM NO.	SUBJECT: PUBLIC HEARING
Presented by: Town Administrator /Clerk		Application for Conditional Use – Residential Use in CC Zone – TLCA

Background

This is a continued hearing from the April meeting. The action of the Planning Commission was to continue the hearing for the applicant to communicate with the Fire department about requirements of the living space. Since the 4/20 meeting, staff has been informed that the applicant is now working with a general contractor and engineer to address the requirements for the interior of the structure to meet required code by PPRBD.

However, the Fire Chief is unable to provide a recommendation because there are numerous items outstanding for the entire structure. Note the enclosed memo from Chief McCarthy. The structure was previously a non-conforming structure but, when the use changed and it was updated, this information is required.

Recommendation

Staff does not support a conditional use at this time. The entire building needs to be addressed prior to any further or different consideration of use of the structure.