



PLANNING COMMISSION

Wednesday, July 19, 2023 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 Lindsey Zapalac, Susan Miner, Mark Bruce, Amy Hutson, Bill Fisher, Charlie Ihlenfeld. Excused: Commissioner Tim Caves.

Approval of Minutes

1. Minutes from June 21, 2023, Meeting. Commissioner Fisher pointed out an error of his name spelling in the minutes. MOTION (Hutson, Bruce) to approve the minutes with the correction. Motion passed 6-0.

Public Hearing

2. Application for Minor Subdivision (Rock Ridge Reserve). Mr. Scott Phillips explained the minor subdivision of his property on Rockridge Road to three parcels, two of which will be built on. No other person spoke for or against the item. Chair Ihlenfeld closed the hearing and suggested taking item 4 next.

4. Consider Application for Subdivision Rock Ridge Reserve (Phillips). Discussion took place about access to the area. MOTION (Fisher, Hutson) to recommend approval of the minor subdivision of Rock Ridge Reserve. Motion passed 6-0.

3. Application to Reconsider Conditional Use for Mixed Use at 56 Hwy 105. Ms. Sylvia Amos described the initial proposal for a three-story structure with mixed use on the main level and two upper levels with residential units. She explained coming back to have the conditional use reconsidered to the original three stories. Collins offered background to the original granting of a conditional use permit for mixed use with a condition by the Board in 2019 to not exceed two stories. Discussion took place about regulations at the time of the original approval and regulations at this time, specific to building height. Definition of building height was reviewed. Discussion ensued about affordable dwelling units. Mr. Kurt Ehrhardt requested that the Commission members consider a workshop to review the code relating to building height for projects on Main St. Mr. Josh Mabe spoke about aesthetics through the main corridor being more important than overall height. He stated that he supports the look that adds value to the town. Commissioner Miner referenced the draft sign code diagrams, and that the height will add buffer to the Hwy 105 noise. Discussion took place about the former 32 ft maximum height vs the current 30 ft maximum height. Collins stated she will confirm with the Town Attorney prior to this item going before the Board of Trustees. Commissioner Fisher noted

the structure will be extremely close to Hwy 105. Chair Ihlenfeld restated the reconsideration and closed the hearing.

Business Items

5. Reconsider Conditional Use at 56 Hwy 105 (Amos). Discussion continued about height vs number of stories. MOTION (Zapalac, Hutson) to recommend approval of the conditional use for mixed use with three stories and the original height of 32 ft and a review of the preliminary site plan. Motion passed 6-0. Ms. Amos inquired about feedback for the look that members want to see through the downtown corridor. Discussion took place about design guidelines.

6. Review Process for Elephant Rock Property. Collins reviewed the general process that will follow once tenants have plans for elephant rock property. Commissioner Fisher raised a few concerns about planning the property relating to parking and use. Mayor Havenar explained the activity that has taken place to date – reserve portion for a possible future public safety structure, assign two tenants to develop their individual plans for an Eco Spa (2.8 acre) and event venue (working on lease terms), directing Parks Commission by resolution for the trail up to the property for connectivity, and facilitating a public workgroup to propose a master plan for the balance of the property. The next meeting is in August. Commissioner Miner requested a formal report be made. Discussion took place about the Commission not being reported to and addressing questions about the master plan. Mayor Havenar offered to provide a report when Trustee Farr is unavailable. Further discussion ensued about the use of the property being decided, lease agreements, and buildings considered to salvage.

Public Comment. None.

Next Meeting (August 16) and Future Items. Collins mentioned an opportunity to hear Barb Cole of CMI and Attorney Scott Krob present on PUDs in September. Material will be forwarded by email.

** Application for Annexation and Rezone (Parcel ID 7109013007)*

Adjourn to WORKSHOP to Review/Discuss Draft Sign Code. MOTION (Hutson, Fisher) to adjourn at 6:43 pm.

Minutes by: Dawn A. Collins, Town Clerk