



PLANNING COMMISSION - MEETING AND JOINT WORKSHOP

Wednesday, June 15, 2022 at 5:00 PM

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

MINUTES

Call to Order

Chair Ihlendfeld called the meeting to order at 5:02 PM.

Roll Call

Present: Charlie Ihlendfeld, Bill Fisher, Mark Bruce, Amy Hutson, Shana Ball, Martha Brodzik, Susan Miner.

Approval of Minutes

1. MOTION (Bruce, Ball) to approve the minutes from the March 16 meeting. Motion PASSED.

Public Hearing

2. Application for Conditional Use - Wood Craft and Mixed Residential in CC Zone (Hwy 105) – Property owner, Kurt Ehrhardt, 823 Meadow Ln, along with Josh Mabe with Twenty1Five, who would develop the property, explained the request for use of the property, including mixed residential dwelling with commercial and a fabrication studio, both uses requiring a conditional use. The commission members questioned the use of the space, total square footage of structures and lot size, parking issues, hard surface concerns and streetscaping at the location. Discussion concerning the overall main street development took place as well as commercial zoning codes. Attorney Matt Krob reminded the members that the only issue before them was the use of the property. Ms. Leslie Fenton expressed concern of possible flooding with the additional development and parking issues to be anticipated along Columbine Rd. She also expressed concern about the height of the development. Mr. Fenton added concerns of an increase in traffic. Concern was raised that adding a traffic light would change the dynamics of the Town. Mr. Bill Dandino inquired about having enough water taps and sanitation taps. Ms. Lindsey Leiker stated she supports a local resident wanting to invest in a commercial development in Town. Dawn Collins stated that according to code, the commercial height restriction is 32 feet and noted this is a preliminary concept with details of the project to be determined. MOTION (Ball, Hutson) to recommend the Board of Trustees approve the conditional use for mixed residential dwelling with commercial and fabrication studio, subject to a site plan review by the Planning Commission. MOTION PASSED 7-0.

Business Items

3. Planning Commission Member Training (Attorney Krob) - Records, Meetings, Quasi-Judicial Matters, et al - Follow Up and Questions – Attorney Krob provided members a tutorial of their roles and responsibilities as appointed members to the Planning Commission.

Next Meeting (July 20) and Future Items

Adjourn MOTION (Fisher, Ball) to adjourn at 7:47 PM. Motion PASSED.

Charlie Ihlendfeld, Chair

ATTEST: Julia Stambaugh, Deputy Town Clerk