



PLANNING COMMISSION MEETING

Wednesday, October 16, 2024 at 5:00 PM

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

MINUTES

Call to Order. Vice Chair Fisher called the meeting to order at 5:07 pm.

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

Approval of Minutes

1. Minutes from September 18, 2024 Meeting. MOTION (Bruce, Zapalac) to approve the minutes. Motion passed 5-0.

Business Items

Vice Chair Fisher addressed items 3 and 4 while waiting for the arrival of Med Spa owner to arrive.

3. CMI Response to Article 2, Zone Districts
4. Review of Revised Land Use/Dimensional Table

Discussion ensued about various questions about the use table. Fisher suggested that both items be reviewed in the workshop following the meeting. Commissioner Miner raised a few questions, and it was agreed to refer the items to the workshop.

Public Comment

Mr. Matt Stephens expressed appreciation to members for reviewing the zoning and land use code. He commented on his concern about medical facilities in zoning and also cautioned members to the legislation about defining ADUs in the code.

2. Sign Review for Med Spa. Ms Trina Shook reviewed the sign design of hammered metal to be placed five feet back from the current mailbox post. Discussion took place about the signposts and desired landscaping around the sign. Ms Shook stated once the sign is installed, she will remove the existing sign from the mailbox post. MOTION (Caves, Zapalac) to approve the sign as presented. Motion passed 5-0.

Next Meeting (November 20) and Future Items

Discussion took place about future items and prioritizing the order of addressing land use code. Collins referred to the critical issues previously identified to review and rewrite and noted that grant funds are nearing an end. It was requested to revisit prioritizing the land use issues with CMI.

Commissioner Caves suggested that members track the issues they learn about in the sign code to clarify in the future.

Adjourn. MOTION (Caves, Bruce) to adjourn at 5:55 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk