



PLANNING COMMISSION - RESCHEDULED FROM 2/15/2023

Wednesday, February 22, 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 5:02 pm.

Roll Call. Present: Chair Charlie Ihlenfeld, Commissioners Susan Miner, Tim Caves, Amy Hutson, Mark Bruce. Bill Fisher arrived about 5:10 pm. Excused: Lindsey Zapalac.

Approval of Minutes

1. Minutes from 01/19/2023 Meeting. MOTION (Hutson, Bruce) to approve the minutes. Motion passed 5-0.

Public Hearing

2. Application for Replat – Milton.

3. Application to Request Right-of-Way Vacation. Mr. Jim Brinkman, surveyor for the Martins spoke to the requested replat of lots 1-11 to three lots including the requested vacation of a portion of Brook. Discussion took place about a restriction to not subdivide in the future. Discussion also took place about access from Park and Viola roadways and the utility easement of about 20 ft in the Brook right of way to allow access to the alley where sewer lines exist. It was noted that these easements will be identified and included.

Mr. Townsend, a resident in the neighborhood, stated his concern about construction and utilities interrupting his workday. Resident Glant Havenar inquired about the hillside ordinance applying to this area. It was responded that hillside is applied when a land use application is submitted for a new build relating to the disturbance of the property. She also stated they do lose power in that area. Mr. Roger Moseley expressed a concern to work on drainage whenever a development is proposed.

Chair Ihlenfeld closed the hearing.

Business Items

4. Recommendation on Application to Replat (Milton). Collins requested these items be considered separately although the hearing was joint. MOTION (Miner, Hutson) to recommend approval of the application to replat lots 1-11. MOTION (Fisher) to add the restriction to subdivide. Amendment accepted. Motion approved 6-0.

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5. Recommendation on Application to Vacate ROW (Portion of Brook). MOTION (Hutson, Bruce) to recommend approval of the requested vacation of right of way for the portion of Brook as presented with proper utility easement. Motion approved 6-0.
6. Continued Pre-Application Review - Elephant Rock Villas. Mr. Todd Dorman was present to revisit new member feedback on the proposed development of Elephant Rock Villas. Newest Planning Commissioner Tim Caves thanked the Commission and applicant for the opportunity to revisit feedback, as he was present for the presentation but was not an appointed member at the last meeting. As a contractor, Tim offered his concerns on the proposed development, including 1) setbacks, 2) tract design, 3) roadway access. He expanded on two key items – the five phases of the development over 15-20 years, stating it is too long and intangible. He also explained that single owner project seems more of a spread-out apartment style and that a proper HOA would be made up of a board of members living in the development not one individual. Mr. Dorman replied to his concerns, offering the background of his property management and spoke to phasing due to the water plans in the town and financial performance of the project. Discussion took place about infrastructure, length of the phases and asked about transfer of ownership. Discussion about the design took place between members. Commissioner Fisher corrected the previous record (1/25/2023 meeting) that he stated the project barely meets medium density. Commissioner Caves addressed access from Hwy 105 and suggested he consider another way to shift the placement to address setback and concerns from neighbors. Mr. Roger Moseley reported that he contacted Mr. Gonzales of CDOT, stating there will not be any curb cut and that CDOT may approve temporary access. He stated the property should be zoned RA with 2.5 acre lots.
7. Consider Planning Consultant to Review Proposed Developments. Collins explained the request to include a planner consultant overview of current developments proposed while the land use code is in a state of review and repair. With the discussion, Collins noted that the fees incurred to the town should be covered by a new reimbursement agreement for developers, which is standard process with municipal review of development plans. This would not apply to single family residential plans but master plans, PUD, etc. Mr. Roger Moseley expressed a concern of this review being on large development only and shared his concern of CMI being pro-development. MOTION (Fisher, Miner) to recommend hiring a planning consultant to include in plan review. MOTION (Hutson, Fisher) to amend the cost be covered by a reimbursement cost agreement. Motion approved 6-0.
8. Distribute Land Use Code Diagnosis and Worksheet (CMI). The worksheet and land use code diagnosis assembled by CMI was distributed and generally reviewed for a deadline to complete and submit the review. It was agreed that all completed worksheets must be submitted by members by Monday, 3/13, end of business day to the town office. Staff will coordinate a virtual workshop to review the assembled material with CMI.

Next Meeting (3/15) and Future Items

Adjourn. MOTION (Fisher, Miner) to adjourn at 6:30 pm. Motion passed.

WORKSHOP - Continued Discussion/Review of Town Sign Code

Planning Commission Chair

ATTEST:

Dawn Collins, Town Clerk/Administrator