



**TOWN OF PALMER LAKE  
BOARD OF TRUSTEES - AGENDA MEMO**

<b>DATE:</b> September 23, 2021	<b>ITEM NO.</b>	<b>SUBJECT:</b> PUBLIC HEARING
<b>Presented by:</b> Town Administrator /Clerk		& Resolution to Approve the Conditional Use for Residential Dwelling, 11 Hwy 105

**Recommended Action**

Consider the Conditional Use, as recommended by the Planning Commission, with the condition to consider future retail use and an exterior look that represents the current Master/Comp Plan for Hwy 105.

**Background**

The zoning for this property is CC. The new property owner would like to renovate the building for a residential – duplex – dwelling unit. The Planning Commission hearing was held on 9/15 and no person spoke against this request. There are upper living areas on both sides of the current structure. The Planning Commission unanimously recommended approval of the request for conditional use including a condition to consider the outside appearance noted in the current Master/Comp Plan for Hwy 105.