



## PLANNING COMMISSION

**Wednesday, February 19, 2025, at 5:00 PM**

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

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### MINUTES

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**Call to Order.** Chair Ihlenfeld called the meeting to order at 5:02 PM.

**Roll Call.** Present: Commissioners Charlie Ihlenfeld, Lindsey Zapalac, Bill Fisher, Mark Bruce, Matt Stephen, Herb Tomitsch.

#### **Approval of Minutes**

1. Minutes from February 3, 2025, Meeting. MOTION (Zapalac Ihlenfeld) to approve minutes. Motion passed 6-0.

#### **Public Hearing**

2. Application for Resubdivision/Replat of Tudor Manor Crossing (Willan). The commission reviewed a lot line adjustment request and agreed to move the lot line back onto the applicant's property. Staff reviewed the exhibit and had no concerns. Mr. David Cooper inquired about a letter he received regarding Mr. Richard Willan's property. He wanted to know why he was notified since his property does not adjoin the subject property. It was clarified that he was notified because his property is within 300 feet per notice requirements.

#### **Business Items**

3. Recommendation of Resubdivision/Replat Application, Tudor Manor Crossing. MOTION (Zapalac, Fisher) to recommend approval of the replat subdivision as presented. Motion passed 6-0.
4. Review/Recommendation of Applicants for Appointment to Planning Commission. Commission members reviewed applicants for the PC vacancies. Mr. Michael Beeson emphasized his investment in the community and desire to balance growth while maintaining Palmer Lake's small-town character. He highlighted his interest in water issues and participation in local events, including the Arts Council. Beeson has lived in Palmer Lake for one year. No additional questions were asked. Mr. Jacob Hansen, a resident since 2017 and a local business owner studying for his Class C contractor's license, expressed his interest in guiding responsible growth in Palmer Lake. He emphasized wanting to bring a younger perspective to the commission. Mr. Andrea Bergeron shared his long history with the area, having moved his family to Palmer Lake in 2001. As an electrician and project manager, he is familiar with regional processes and has observed both positive and negative growth trends. Commissioner Fisher asked all candidates about their familiarity with local zoning codes. Mr. Bergeron acknowledged he was not highly familiar but was willing to invest time in learning. Mr. Hansen stated he had some knowledge, particularly in signage and setback requirements, and knew where to find information. Mr. Beeson noted he had experience in long-term planning but not specifically in zoning, though he was

eager to learn. Chair Ihlenfeld thanked all applicants and encouraged those not selected to remain engaged. Discussion ensued about candidates. MOTION (Ihlenfeld, Zapalac) to recommend Mr. Jacob Hansen. Motion passed 4-2. MOTION (Fisher, Bruce) to recommend Mr. Michael Beeson. Motion passed 5-1. MOTION (Ihlenfeld, Zapalac) to recommend Mr. Andrea Bergeron. Motion passed 6-0. Discussion continued and board members agreed to forward a recommendation of two applicants with the highest votes to the Board to consider – Mr. Beeson and Mr. Bergeron.

**Public Comment.** None.

**Next Meeting (3/19) and Future Items.** Commission members thanked Mark Bruce for his service.

**Adjourn.** Meeting adjourned by Chair Ihlenfeld at 5:35 PM.

*Minutes by: Erica Romero, Deputy Town Clerk*