



PLANNING COMMISSION

Wednesday, October 15, 2025 at 5:00 PM

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

MINUTES

Call to Order

- 5:02PM

Administer Oath of Office Richard Kuehster

Roll Call

- Present: Bill Fisher, Andre Bergeron, Herb Tomitsch, Matt Stephen, Michael Beeson, Richard Kuehster
- Excused: Charlie Ihlenfeld

Pledge

Approval of Minutes

1. Minutes of August 20th, 2025 Public Hearing
 - **Motion to approve with changes as discussed.** (Beeson, Tomitsch) Roll call vote,
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson
 - o **Abstained:** Commissioner Kuehster
2. Minutes of September 3rd, 2025 Special Meeting
 - **Motion to approve.** (Tomitsch, Beeson) Roll call vote.
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson
 - o **Abstained:** Commissioner Kuehster
3. Minutes of September 17th, 2025 Regular Meeting
 - **Motion to approve.** (Beeson, Tomitsch) Roll call vote.
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson
 - o **Abstained:** Commissioner Kuehster

Business Items

4. Sign Application - Mind Quest Puzzles & Games

- Commissioner Stephen inquired about the discrepancy between the application and the diagram of the sign as presented. Applicant explained that the change was due to their landlord's sizing requirements.
 - Commissioner Beeson asked about light being on a timer. Applicant responded that they don't directly control them, and that they are only turned on in the dark.
 - **Motion to approve sign application.** (Kuehster, Beeson) Roll Call Vote,
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson, Commissioner Kuehster
5. Update on Illumination Point
- Town staff gave update on current status of application as well as discussed a Memo from John Chavez.
6. Review of Resolution 61-2025
- **Motion to approve with addition of including minutes from the 8.20.25 meeting.** (Beeson, Tomitsch) Roll Call Vote
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson, Commissioner Kuehster
7. Review of Resolution 62-2025
- **Motion to approve.** (Tomitsch, Beeson) Roll Call Vote
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson, Commissioner Kuehster
8. Review of Resolution 63-2025
- **Motion to approve with addition of including minutes from the 8.20.25 meeting.** (Beeson, Tomitsch) Roll Call Vote
 - o **Approve:** Commissioner Fisher, Commissioner Bergeron, Commissioner Tomitsch, Commissioner Stephen, Commissioner Beeson, Commissioner Kuehster
9. Errata Review Chapter 17 Land Use Code
- Memo was provided to the Commission, no action was taken by the Commission.

Public Comment - *This time is reserved for the public to speak to items not on the agenda.*

- Comment from Richard Willen. Discussed PUD for Eco Spa and Elephant Rock status and its application path going forward. Comment from Town Administrator Glen Smith on current hurdles of separating the Eco Spa PD from the overall PUD.

Next Meeting and Future Items

10. Upcoming Workshop on October 30th, 2025

Adjourn

- Motion to adjourn (Beeson, Tomitsch) "Aye" vote, all in favor.
- Meeting adjourned at 6:26PM.

