



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

DATE: October 26, 2023	ITEM NO.	SUBJECT: Resolution to Grant a Conditional Use for Motorcycle Maint/Repair, 84 Hwy 105 (Yaks)
Presented by: Town Administrator /Clerk		

Background

A request for conditional use in a CC zone was made by Yak's for a motorcycle maintenance/repair business at 84 Hwy 105, Unit 5.

The completed application for Conditional Use was heard and supported by a 5-1 vote at the PC meeting on 10/18 (with one PC member excused) with the following conditions –

- compliance to odor and noise code;
- proper ventilation as required by PPRBD;
- review of the use in 12 months from approval;
- any complaints be communicated to business owners and remedy any issues within five business days;
- no exterior storage of property

Neighboring business owners were present and spoke against the use, stating concerns of noise, exhaust fumes, and limited parking space.

Enclosed is a copy of the draft minutes from the 10/18 Planning Commission meeting.

Recommended Action

Consider the recommendation from Planning Commission to grant the conditional use with conditions as noted.