



PLANNING COMMISSION

Wednesday, December 21, 2022 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: Commissioners, Charlie Ihlenfeld, Bill Fisher, Mark Bruce, Amy Hutson, Susan Miner.

Approval of Minutes

1. Planning Commission Meeting Minutes 10/19. MOTION (Bruce, Hutson) to approve the minutes from the Oct 19 meeting. Motion PASSED (5-0).
2. Planning Commission Special Meeting Minutes 10/26. MOTION (Hutson, Fisher) to approve the minutes from the Oct 26 special meeting. Motion PASSED (5-0).

Public Hearing

3. Consider Application for Vacation and Replat - 113 Highland Road – Property owners, Larry and Nancy Stromer, 113 Highland Road, explained the vacation request for the replat. The adjacent property was formerly owned by Nancy Stromer’s family. The Stromers were unaware a portion of their property was now owned by Mr. Jess Eller. Both parties have agreed to the replat, with the stipulation that the Stromers will incur all costs and will comply with all legal requirements concerning the replat. There were no comments from the public. Staff had no concerns with this request. Commissioner Fisher would like to have pictures of the property. He wanted to be sure the property was a transfer between parties. Mr. Stromer stated that was the case. Commissioner Miner explained it as a gifting of land. MOTION (Miner, Fisher) to recommend the Board of Trustees approve the application as presented, with the understanding that all legal requirements are completed and filed with the appropriate entities. Motion PASSED (5-0).

Business Items

4. Review Applications for Appointment – Two applications were presented to the Commissioners. After review, they would like to interview the applicants at their next meeting on January 18. Staff will contact the applicants to set up the interviews.

Other Items – Chairman Ihlenfeld wanted the Commissioners to be aware of several developments now in preliminary discussions with Staff, and may be presented to the Planning Commission in the new year. Commissioner Miner encouraged the members to

read and become familiar with the newly adopted Master Plan before any development comes before them. Staff will research the evacuation plan question with the departments. Commissioner Hutson inquired if she could get a hard copy of the Master Plan, and was told the Master Plan is available online at the Town's website. However, Staff would check on a hard copy. A sign ordinance workshop was discussed. Commissioner Miner suggested they go look at all the signs in the Town before the workshop. The other members did not think it was necessary. Commissioner Hutson stated she had spoken with CMI concerning the possibility of using another municipality's ordinance as a template. CMI doesn't advise such an approach. The Town should produce its own sign ordinance. Dino Salvatori is seeking to put up a sign on his property at Highway 105, and was told to bring the request to the Planning Commission. He was asked about the kind of sign, its dimensions and how it would be lit. He was then instructed to submit an application to the Town office. He was also invited to attend the sign ordinance workshop, which would bring a business perspective to their discussion. The workshop is scheduled to be held after the January 18 meeting.

Next Meeting (workshop and regular meeting on Jan 18) and Future Items

Adjourn MOTION (Hutson, Bruce) to adjourn at 5:44 PM. Motion PASSED.

Charlie Ihlendfeld, Chair

ATTEST: Julia Stambaugh, Deputy Town Clerk