



## PLANNING COMMISSION-

Wednesday, June 19, 2024 at 5:00 PM

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

---

### MINUTES

---

**Call to Order.** Vice Chair Fisher called the meeting to order at 5:01 pm.

**Roll Call.** Commission members present: Vice Chair Bill Fisher, Lindsey Zapalac, Susan Miner, Amy Hutson, Mark Bruce. Excused: Charlie Ihlenfeld, Tim Caves.

#### Approval of Minutes

1. Minutes from May 15, 2024. MOTION (Bruce, Zapalac) to approve the minutes. Motion passed 5-0.

#### Public Hearing

2. Application for Replat - Lot Line Adjustment, 812-814 Meadow Ln. Mr. Matt Ehrhardt presented application on behalf of Kurt Ehrhardt (applicant), Elephant Rock Acres property owner. Mr. Ehrhardt spoke about the floodplain area and location of Dales Trail. The request is to reduce lot 38 and add it to lot 37. Lot 38 will remain just over 5000 sq. ft. If this request is approved, the intended open space will be allowed to continue. No other person spoke about the matter. The hearing was closed.

3. Application for Conditional Use - Landscape Yard, Greater Grounds (Illumination Point, Hwy 105) - *Request to continue by applicant.* No comment taken. MOTION (Zapalac, Hutson) to approve applicant's request to continue the Conditional Use hearing. Motion Passed.

#### Business Items

4. Recommendation on Replat of Lot Line 812-814 Meadow Lane (Ehrhardt). Mr. Matt Ehrhardt presented the application. The size of lot 38 was addressed and satisfied requirement of minimum of 5000 sq. ft. MOTION (Hutson, Miner) to approve the replat application for the lot line adjustment, the trail easement is to be recorded. Motion passed.

5. Referred Review of Conditions for the Temporary Conditional Use (Diacut/Hayco). Mr. Loren Burlage addressed the Commission members regarding clarification from the Board of Trustees for a height requirement on the condition for screening. The Commission members discussed the screening, and Mr. Burlage spoke to the slope of the property and the difficulty to completely screen all vehicles, Connex and other equipment. Mr. Burlage proposed a plan for the best screening to meet the condition set forth. Members discussed the proposed plan. MOTION (Miner, Zapalac) to recommend to the Board of Trustees privacy screening of a minimum of 36 feet wide and 5 – 5.5 feet in height with green privacy screening. Motion passed.

6. Update on Advisory Committee ER Vision. Ms. Susan Miner presented an update to the Commission for the Elephant Rock Vision. Ms. Miner provided percentage updates on the groups and their tasks. She commented on a one, three, and five-year plan. It was brought up by the Commission that this is park and open space land, and the intent is to keep the existing buildings and get productive use from them. Ms. Miner mentioned that she is awaiting items that were sent for legal review from Collins. The Advisory Committee ER Vision will make a presentation to the Board of Trustees on July 10, 2024.

7. Direction on Draft Subdivision Code. Commission members discussed the memo and updates to the Subdivision draft code. Members had concerns on minimum road width, the required turnaround area for fire department, access points required and reference to El Paso Road standards. Discussion about the best way to move forward took place. MOTION (Hutson, Bruce) to hold a workshop after the July 17<sup>th</sup> meeting and forward items to be addressed to staff prior to the workshop. Motion passed.

**Public Comment** – None.

**Next meeting (July 17, 2024) and Future Item**

**Adjourn** MOTION (Hutson, Zapalac) to adjourn at 6:19 pm. Motion passed.

*Minutes by: Grace McNeil, Deputy Town Clerk*