



**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: June 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		Preliminary Review for Conditional Use Request for Wood Crafting and Mixed Residential in CC Zoning (Hwy 105)

Background

Staff has held preliminary meetings to review the possibility of a Conditional Use for the property located at Hwy 105, all Block 22 in CC zoning.

Water has been discussed to consider a separate tap for residential space and commercial space with each one larger tap with individual meters for separate units for proper shut off.

Staff believes that parking will be a topic of concern and discussion. One corner of the development has been reviewed to have the flexibility of providing additional space.

Current property owner, Kurt Ehrhardt, and designer Josh, intend to be present to display a “virtual” presentation and speak to the potential development requiring a conditional use for upper level residential living space in a CC zone.

A drawing is being assembled and as soon as it is received, staff will distribute to members via email and insert in the packet.