



PLANNING COMMISSION

Wednesday, May 20, 2026 at 5:00 PM

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

MINUTES

Call to Order/Roll Call

Meeting Called to Order At 5:02PM

Present: Charlie Ihlenfeld, Bill Fisher, Matt Stephen, Kent Hutson

Absent: Richard Kuehster

Pledge of Allegiance

Approval of Minutes

1. Minutes from March 18, 2026

Motion to approve the minutes from March 18, 2026. (Fisher, Ihlenfeld) "Aye" Vote. Motion passed unanimously.

Business Items

2. Discussion/Review and Possible Recommendation – Planning Commission Applications

The Commission interviewed Susan Miner, Kathy Keeley and John Hartzog.

Motion to put forth Katherine Pietsch and Susan Miner for regular Planning Commission member and Kathy Keeley and John Hartzog as alternate members. (Hutson, Fisher). Roll Call Vote.

Approve: Fisher, Ihlenfeld, Stephen, Hutson

Deny:

Motion passed unanimously.

3. Discussion and Review of Conditional Use Permit Expiring June 1, 2026.

The Planning Commission reviewed the expired HAYCO permit, addressing violations and discussing a future escrow deposit requirement for applicants. Staff introduced Safebuilt as the new interim planner prioritizing the Elephant Rock major subdivision, which requires official zoning and subdivision before any land sale.

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

Susan Miner - Suggested designating individual commissioners as subject matter experts for each of the five Master Plan regions to identify localized errors through targeted, neighborhood-level expertise.

Next Meeting and Future Items

The Commission acknowledged errors on the updated zoning map, opting to fix Chapter 17 code mistakes through targeted workshops rather than a full overhaul.

Adjourn

Motion to Adjourn. (Fisher, Hutson) "Aye" Vote. Motion passed unanimously.

Meeting Adjourned at 6:27PM