



## PLANNING COMMISSION - SPECIAL MEETING

Wednesday, September 03, 2025 at 5:00 PM

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

\*LIVE STREAM available on Town website\*

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### AGENDA

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*This agenda is subject to revision 24 hours prior to commencement of the meeting.*

*The Commission values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Commission will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.*

*A speaker must be recognized by the Chair to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Commission, as a whole.*

*Each speaker is limited to 3 minutes, cannot pool time with another, and each speaker may only speak once per topic. Civility and respect is required. Comments should not be directed to Town staff, individual Commission members or to public members. Comments or disruption from audience members not recognized by the Chair are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Commission separately. Note that comments submitted to the Town Commission are public record. Please understand that the Commission will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.*

*Thank you for your cooperation.*

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**Call to Order**

**Roll Call**

**Pledge**

**Public Hearing** - Continuation of Public Hearing before the Palmer Lake Planning Commission for the purpose of making a recommendation to the Palmer Lake Board of Trustees regarding the following applications: a) planned development plan (zone PD) for a family travel center on 24.77 acres consisting of gasoline, food, beverages and retail sales, along with rest rooms and rest areas, b) sketch development plan for subdivision, and c) petitions for annexation of a flagpole to parcels 7102200016 and 7102200014 and said parcels, for a total of approximately 25.20 acres, located at the southwest corner of I-25 and County Line/Palmer Divide Road, owned by Monument Ridge West, LLC. The Planning Commission may recommend for approval, approval with conditions, denial or continuation. The introduction of the matter by Town staff, the presentation of the matter by the applicant, and the public comment portion of the public hearing have been completed, and the public comment portion has been closed. The purpose of the continued public hearing is to allow the Commission to receive responses to certain questions propounded by the Commission to the applicant and staff, and for the

Commission to discuss the applications and make its recommendation to the Board of Trustees.

**Materials provided to the commission for their continued discussion include:**

1. Staff Memo-Attorney Scott Krob
2. Planned Development Plan - Drawing
3. Planned Development Plan - Written Plan
4. Sketch Plan
5. Addendum
6. Additional Reports/Studies - Environmental Assessment, Water Study, Traffic Study

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

**Next Meeting and Future Items**

**Adjourn**

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**Americans with Disabilities Act**

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Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

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