



PLANNING COMMISSION

Wednesday, November 19, 2025 at 5:00 PM

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

LIVE STREAM available on Town website

AGENDA

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.

Call to Order

Roll Call

Pledge

Approval of Minutes

1. Minutes October 15, 2025

Public Hearing

2. Highbrooke rezoning & re-subdivision from PD to R-3 for residential units at 0 Brook Street - Applicant Requests a Continuance (December 3, 2025) to complete required public notice
3. The Eco Spa LLC, Planned Development Plan for Zoning -Applicant Requests a Continuance (December 3, 2025) to complete required public notice.

Business Items

4. Accept Resignation of Planning Commissioner Michael Beeson

5. Discussion of and Nomination of Planning Commission Vice-Chair
6. Discussion on Planning Commission Vacancy and Appointment
7. Discussion/Update Illumination Pointe

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

Next Meeting and Future Items

* Planning Commission Special Meeting December 3, 2025

Adjourn

Americans with Disabilities Act

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.
