PLANNING COMMISSION - SPECIAL MEETING

Wednesday, December 04, 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 pm.

Roll Call. Present: Commission members Lindsey Zapalac, Susan Miner, Mark Bruce, Amy Hutson, and Bill Fisher. Tim Caves arrived late. Excused: Charlie Ihlenfeld.

Collins mentioned that the applicant for the sign permit was going to arrive late. Due to the applicant for item 1 not being present, Vice Chair Fisher took Public Comment first.

Public Comment – Mr. Kurt Ehrhardt explained his matter with Dollar General a few months back. He commented that he may advertise the property as four separate lots for sale instead of one large lot development. He stated that it is his goal to sell the property. Mr. Ehrhardt also offered a few comments about the possible annexation for the Buc-ee's development, suggesting that it should be considered carefully as an opportunity for the town.

Business Items

Vice Chair Fisher took other items while waiting for the arrival of the sign applicant.

2. Recommendation on Amended Planned Development (PD) Code. Discussion took place about a few clerical errors. MOTION (Hutson, Miner) to accept and recommend approval of the PD code as presented. Motion passed 6-0.

3. Recommendation/Conditional Acceptance of Article 1 and Article 2. Discussion ensued about the modifications to the Article 2 draft, including clarity and consistency of the language use throughout the article, such as "remain natural state" being different from impervious surface. Discussion took place about the dimension table and removal of note 2 referenced on page 124. Discussion ensued about height restrictions as defined in building code, setbacks, percentage of impervious surface. Trustee Dennis Stern offered information about PPRBD building code changes for trusses, which may hinder the restricted height. Collins informed members of the direction from the planning consultant that the request is conditional acceptance of Article 1 and Article 2 to move to the next article and the entire code will come back to the Planning Commission for a final review and recommendation. It was discussed that working through Article 3 may help clean up some of the current concerns, and the list of Article 2 comments will be held for the final review.

Mr. Kurt Ehrhardt cautioned the members about limiting height to 30 feet. Mr. Roger Moseley referenced a memo that he sent by email to the members, commenting that there are inconsistencies for the amount of impervious surface, noting a 2.5 acre parcel will allow more impervious surface than agricultural. He questioned the limitations of ADUs on residential agricultural property. He stated that he wanted to have justification for dwelling units on agricultural property. Mr. Moseley stated the code identifies setbacks from Hwy 105 only for Residential Agricultural and Residential 2.5 acre property, noting there is no amount of setback for other zoning along Hwy 105. He suggested that the engineering comments about sanitation be revisited. Mr. Moseley made final comments that he did not believe that the code would be revisited. Commissioner Fisher stated the Planning Commission has spent more than a year reviewing land use code. MOTION (Hutson, Miner) to conditionally accept Article 1 and Article 2 with the expectation that all revised articles will come back for a final review and recommendation. Motion passed 6-0.

1. Sign Application - Balanced Yoga Studio (790 Hwy 105). Studio owner, Crystal, approached the members for approval of the installed yoga studio sign. Collins confirmed the address is within the Palmer Lake boundaries. Discussion took place about the monument sign type and quantity allowed for an individual unit and ended by identifying this retail space not being a center as defined in code. Questions were raised with the applicant about additional features. MOTION (Zapalac, Miner) to approve the sign as presented and condition that any additional features, such as lighting, or any other modification, come back to the Commission for review. Motion passed 6-0.

Next Meeting (1/15) and Future Items. Members discussed a potluck dinner date.

Adjourn. MOTION (Zapalac, Hutson) to adjourn at 5:58 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk