



BOARD OF ADJUSTMENT

Tuesday, November 05, 2024 at 5:00 PM

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

MINUTES

Call to Order. Chair Ehrhardt called the meeting to order at 5:04 pm.

Roll Call. Present: Bob Miner, Kevin Dreher, Charlie Ihlenfeld, Eddie Kinney, Kurt Ehrhardt.

Approval of Minutes

1. Minutes from August 7, 2024 Meeting. MOTION (Dreher, Miner) to approve the minutes. Motion passed 5-0.

Public Hearing

2. Application for Variance Request of Street Frontage, Aurelia. Chair Ehrhardt stated that the Board will wait for the applicant to arrive. Collins left a phone message for the applicant with no response. It was explained that the Board can continue the hearing if desired. After a brief time, the Board chose to hear from the public members present to speak to request.

Mr. Greg Dobbs, neighbor to the property, stated the access from the Aurelia roadway is only 25 feet. He expressed concern about where snow will be placed if this variance is approved. He remarked that the initial plat of 1955 was not intended to build on, which was in the floodplain, but to be a buffer to the original subdivision. He offered background about the current ownership being about 15 years.

Mr. Howard Ingersoll, neighbor to the property, stated that it is about 40 steps from his kitchen to the lot line and expressed concern about safety, congestion at the access point if approved for 25 ft, and where snow will be moved to at the end. He asked the Board not to approve the variance request.

Mr. Steve Fogler offered background of water events in/around 1950s. He stated that the parcel was previously a rabbit pen. He objected to parcels being subdivided and sold for development and asked the Board not to approve the request, suggesting that the original intent was a wildlife area.

Discussion ensued about whether the lot was for sale. Mr. Dobbs and Mr. Ingersoll stated that the parcel was noticed for sale. Discussion further ensued about the property in the fringe of floodplain.

Chair Ehrhardt closed the hearing. Discussion between Board members took place about whether to continue the hearing or to make a decision on the request. MOTION (Miner) to notify requester to continue the hearing to the new year and consider obtaining an additional 25 ft. Comments from neighbor, Mr. Dobbs, were offered that would not happen. Mr. Ingersoll stated there is no additional feet to gain at the end of Aurelia. MOTION (Miner, Dreher) to amend his original motion to continue the hearing to January. Roll call vote – aye 3; nay 2 (Ihlenfeld, Ehrhardt). Motion failed. MOTION

(Ihlenfeld, Ehrhardt) to deny the variance request. Roll call vote – aye 3; nay 2 (Miner, Dreher). Motion failed. It was explained that a vote of four is needed to pass. Discussion continued about the 25 ft access. Members further discussed whether to hear from the applicant. MOTION (Dreher, Miner) to continue the hearing until January. Roll call vote – aye 5; nay 0. Motion passed.

Other Business. None.

Adjourn. MOTION (Dreher, Ihlenfeld) to adjourn at 6:01 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk