



## PLANNING COMMISSION

Wednesday, September 20, 2023 at 5:00 PM

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

---

### MINUTES

---

**Call to Order.** Chair Ihlenfeld called the meeting to order at 5:02 pm.

**Roll Call.** Present: Susan Miner, Mark Bruce, Tim Caves, Amy Hutson, Bill Fisher, Charlie Ihlenfeld.  
Excused: Lindsey Zapalac.

#### **Approval of Minutes.**

1. Minutes from August 16, 2023 Meeting. MOTION (Bruce, Hutson) to approve the minutes from 8/16 as presented. Motion passed 6-0.
2. Minutes from August 23, 2023 Special Meeting. MOTION (Hutson, Fisher) to approve the minutes from special meeting on 8/23. Motion passed 6-0.

#### **Public Hearing & Business Items**

3. Application for Conditional Use for Single Family Residential Dwelling. Chair Ihlenfeld introduced the hearing and Ms. Galaviz reviewed the request for a conditional use to build a single-family dwelling in a C1 zone. A neighbor Brittany Claypool stated that with clarification, she is supportive of a home in the commercial zone. Chair Ihlenfeld closed the hearing and took business item 5 next.
5. Consideration of Conditional Use for Single Family Residential in C1 Zone. Discussion took place about the area being primarily residential. MOTION (Hutson, Bruce) to recommend approval of conditional use for a residential dwelling. Motion passed 6-0.
4. Reconsider Vacation of Undeveloped El Moro Right of Way. Ms. Maria Duran provided the change to the revised application for the vacation of right of way El Moro. One of the three landowners abutting the right of way sold the residential property and the new owner was interested in participating in the vacation. Collins noted this is the traditional way that right of way vacation is conducted with abutting property owners getting a portion of the right of way. No person spoke for or against the vacation request. Chair Ihlenfeld closed the hearing.
6. Reconsider the Vacation of Undeveloped El Moro Right of Way. MOTION (Miner, Caves) recommended approval of the revised request to vacate El Moro right of way. Motion passed 6-0.

7. American Planning Association (APA) Colorado Chapter, Public Official Membership. Collins explained the new membership to the local APA chapter. Discussion took place about the various classes provided at the conference.

**Public Comment.** None.

Collins provided an update that the sign code will be reviewed at a Board workshop on 10/4. Discussion ensued between Commission members about Board members seeming not to respect the master plan for the downtown area and further discussion ensued about the time that Commission members put into the draft sign code.

**Next Meeting (10/18) and Future Items.** Questions were raised about the Illumination Point property.

\* *Conditional Use at 84 Hwy 105, Unit 5*

\* *Replat at 84 Hwy 105*

**Adjourn.** MOTION (Hutson, Bruce) to adjourn at 5:55 pm. Motion passed.