



PLANNING COMMISSION

Wednesday, August 21, 2024 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: Commission members Lindsay Zapalac, Susan Miner, Tim Caves, Mark Bruce, Amy Hutson, Bill Fisher, Charlie Ihlenfeld.

Approval of Minutes

1. Minutes from July 17, 2024 Meeting. MOTION (Zapalac, Hutson) to approve the minutes as presented. Motion passed 7-0.

Business Items

2. Application for Sign Permit – SecureCare #1 (Hwy105)
3. Application for Sign Permit – SecureCare #2 (Hwy 105)

Mr. Pere Wickes, property manager for SecureCare, was present although the business in the Town is owned by NSA. Mr. Wickes explained to the commission that the two existing signs were installed by the previous owners, and NSA had purchased the facility two years ago. The commission discussed the signs being of temporary material and were to be removed. Commissioner Zapalac stated that the signs set a precedent. Commissioner Miner objected to the material of the signs. Ms. Miner inquired about what the corporation does for signage at their other facilities. She completed an internet search and showed Mr. Wickes other facility signs that were composed of rigid material and members discussed their expectations. The Commission members agreed and requested Mr. Wickes to request the owner purchase two new signs composed of rigid material to be mounted to the existing plywood as permanent signage and referenced that lighting is not allowed. The members made a condition for Mr. Wickes to bring the new dimensions and plan to staff for review to verify compliance to the code and allowed 60 days from August 21, 2024, for staff approval. Mr. Wickes had concerns that the business owner would not want to invest in the signage. The members informed Mr. Wickes that if new, permanent signage was not installed then the current signs and plywood were to be removed and the area repainted to match the color of the building.

Public Comment. None.

Commission member Miner announced her resignation to the Planning Commission as of January 2025. Chair Ihlenfeld requested that staff notice the upcoming vacancy and accept applications to fill the remaining term (through Jan-2026).

Commission member Miner inquired about sign code compliance, enforcement and penalties. Members discussed and recommended a workshop for the September meeting. MOTION (Miner, Fisher) to hold a workshop at the September 18 meeting to discuss recommendations of priorities for the code compliance officer. Motion passed 7-0.

Next meeting (September 18, 2024) and Future Items

Adjourn. MOTION (Hutson, Zapalac) to adjourn at 5:40 pm. Motion passed.

Minutes by: Grace A. McNeil, Deputy Town Clerk