



PLANNING COMMISSION

Wednesday, October 18, 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 5:01 pm.

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

Approval of Minutes

1. Minutes from 9/20/2023. MOTION (Bruce, Hutson) to approve the minutes as presented. Motion passed 6-0.

Public Hearing & Related Business Item

Chair suggested hearing from each applicant and consider action following the hearing.

2. Application for a Conditional Use for Motorcycle Maint/Repair in a CC Zone, Hwy 105. Mr. Creighton Smith introduced himself, his partner Greg, and the vision of the 2200 sq ft space at Wilson's Corner, Hwy 105. He explained their business of light maintenance/repair on motorcycles and reviewed the important items relating to the Community Master Plan. Mr. Smith reviewed the size and scope of the retail business and the manufacturers they are partnered with. He spoke about parking needs and options as well as noise concerns. They plan to utilize sound deadening material and not hold hours past 6 pm. He stated they intend to be good neighbors to the existing businesses.

Owners of Speedtrap, Ms Sam Padgett and Mr. Spencer Boyles, spoke against the location for Yaks. Ms Padgett asked that members imagine hearing motorcycles while having a meal, sleeping, visiting with a friend, etc., and addressed parking concerns that exist now. Mr. Boyles inquired about noise and ventilation, expressing his concern of exhaust in his place of business. Mr. Andrew Lee, neighboring real estate office, suggested that the intent of the corridor zoning does not support this business. He stated the plan for the area, as zoned, is for local access and use. Mr. Lee also addressed the average noise decibel and stated bikes are over 100 decibel, and he expressed concern of the metal roof vibrating the sound. He also stated concerns about the limited parking and asked members how the proposed business (use) fits the area. Ms. Alisha Sears, owner of the salon, stated concerns about parking as well as the safety of the shop. She stated it is a poor location for the shop. Mr. Greg Nardone, Yak's owner, explained the wall that will be installed to separate from retail and the choice of the space. He stated that they intend to be good neighbors and will not infringe on current tenant parking established. He explained the repair activity, noting that they do not "run" or "rev" motors. The test of repair work will be ridden away from downtown. He explained that he has been conducting

repair work in his garage for about four years with no complaints. Mr. Smith explained the roof structure and current foam insulation. They spoke about the retail development of the business.

Commission members asked questions about noise and ventilation. Applicants stated that running bikes will not take place inside the shop and tested down the roadway. Mr. Dave Wilson, property owner, thanked Commission members and tenants for the appropriate process conducted. He spoke in favor of the business owners being genuine and explained the allocated parking to tenants plus overflow spaces. Commissioner Fisher stated that PPRBD, as the inspection agency, will have code requirements for ventilation with remodel plans at the time of a land use application. Discussion took place about additional ventilating systems if needed. Mr. Matt Stephens offered to the Commission that a running motorcycle engine is about 95 decibel. Ms. Padgett reiterated her concerns about parking and noise, noting there is a difference between reality and idealized expectations. She stated four neighboring tenants have expressed concern. Ms. Stephanie Lee commented she also has concerns about noise and parking. Additional inquiries were made the volume of repair work. Applicants responded that ideally, retail will be primary, and currently they turn about 3-10 bikes each week – two techs and one owner for labor. Mr. Wilson stated the lease is for interior space only with allocated parking. Mr. Nardone confirmed that all property will be kept inside. Chair Ihlenfeld reminded members that they can apply conditions as needed. Ms. Padgett suggested conditions for parking, noise and ventilation. Mr. Boyle requested that the members consider protection to the current tenants. Discussion ensued with Commission members about various conditions. Mr. Stephens offered the current 24-hour abatement for odor complaints. Mr. Lee suggested that conditions be stringent with a timeline to protect the neighboring tenants' businesses. Ms. Padgett suggested a workshop to further discuss conditions. Chair Ihlenfeld thanked public members and closed the hearing.

5. Consider Conditional Use for Motorcycle Repair in CC Zone, Hwy 105. MOTION (Bruce, Caves) to recommend approval of the conditional use for motorcycle maint/repair in a CC zone with the following conditions – compliance to odor and noise code; proper ventilation as required by PPRBD; review of the use in 12 months from approval; any complaints be communicated to business owners and remedy any issues within five business days; no exterior storage of property. Motion passed 5-1 (no-Fisher).

3. Application to Replat Interior Lot Line, Parcel 7105308001, Hwy 105. Mr. David Wilson explained the interior lot line replat to make the structure proper for zoning code requirements. The adjustment is approximately 5 ft. No comments were made from the public.

6. Consider Replat Interior Lot Line (Wilson), Hwy 105. MOTION (Hutson, Fisher) to recommend approval of the replat of the interior lot line. Motion passed 6-0.

4. Reconsider Application to Replat Glen Park Lots (Duran Walton). Collins explained that the Commission previously considered this replat but the exhibit changed. She asked members if she could provide the background or if members preferred to continue to request the applicant to attend. Collins noted the prior replat included more of the right of way (permanent trail easement) before the El Moro right of way was recently vacated in the traditional manner. No person spoke for or against the application. Chair Ihlenfeld closed the hearing.

7. Reconsider Replat (Duran Walton), Glen Park. MOTION (Hutson, Bruce) to recommend approval of the replat of the Glen Park properties as presented. Motion passed 6-0.

Business Items

8. Distribute/Review Action Plan for Land Use Code Critical Issues Update (Consider Text Amendment to Add 2-family Units as Conditional Use to Residential Zoning and Administrative Plat Amendment). Collins reviewed the next steps to address updating the critical issues of the land use code. The following dates were confirmed – October 25 for a virtual workshop to review development application review by the Commission with CMI; November 8 for a workshop to complete worksheets for two topics (2-family units added as conditional use to residential zoning and administrative plat amendment) for CMI; tentative date of virtual workshop on November 15 if needed (before or after the regular meeting). Collins also asked members to review the proposed Table of Contents to combine current Ch. 16 and 17 to one land use section. MOTION (Hutson, Caves) to approve the TOC as drafted.

9. Update on Status of Sign Code (Board Direction). Collins explained the direction of the Board at the 10/12 meeting relating to the final version of the sign code. She stated that Attorney Krob is directed to pare down the code and the revised version will be brought back to the Planning Commission. Members discussed individual reaction to the Board direction.

Public Comment - none.

Next Meeting (11/15) and Future Items - Workshop to review "development review" (special virtual meeting 10/25). Commissioner Miner suggested the formerly drafted streetscape for the downtown corridor be reviewed and added to the Community Master Plan. Commissioner Fisher reviewed his experience at the APA class. He also suggested that the downtown sidewalk design incorporate landscape and architecture.

Adjourn. MOTION (Bruce, Hutson) to adjourn at 8:02 pm. Motion passed 6-0.

Minutes by: Dawn A. Collins, Town Clerk