



PLANNING COMMISSION

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

Approval of Minutes

1. Minutes from November 15, 2023. MOTION (Caves, Zapalac) to approve the minutes. Motion passed 6-0.

Public Hearing

2. Application for Conditional Use Permit in M1 Zone, Event Center (707 County Line Rd). Mr. Ron Mast (tenant) and Mr. Paul Sutton (landowner) explained the use of 10,000 sq ft inside and outside the structure for pickleball courts and event venue, including four indoor/outdoor courts, to open approximately fall of 2024. Commission member Tim Caves inquired about knowing there are courts planned to be installed at Palmer Lake. Discussion took place about lighting and fencing. Collins noted that the intent of the use noted on the application changed since the submittal to the presentation, previously not including courts and outside space. Discussion took place about additional material and modifying the request of the space from the full 24,000 sq ft structure to 10,000 sq ft inside and outside. MOTION (Zapalac, Miner) to continue the hearing for additional information for the intended use and a concept site plan to review. (Item 4 continued.)

3. Application for Conditional Use Permit in C2 Zone, Slapshot Hockey Lanes (870-872 Hwy 105). Ms. Nicole Tahmindjis explained Slap Shot Hockey Lanes, which will utilize about 2500 sq ft for hockey lanes and skills area for training and recreation at 870-872 Hwy 105, the same building as Palmer Lake Pub. The intention is about nine hockey lanes, approximately 8 ft wide by 20 ft long, to rent for 30-60 minutes. Hours of operation were reviewed along with various training and entertainment uses. Some sticks and gloves will be available along with possible instruction as assistance. There are about ten different games to play. Ms. Tahmindjis reviewed a variety of organizations interested in the use. Neighboring tenants were supportive of the use.

5. Consider Recommendation on Conditional Use Permit in C2 Zone, Slapshot Hockey Lanes (870-872 Hwy 105). Commission member Bill Fisher stated this use falls with fitness center and should be added to conditional use in commercial zones. MOTION (Fisher, Zapalac) to recommend granting the conditional use permit as requested. Motion passed 6-0.

Business Items

6. Consider Additional Downtown Design Criteria for the Community Master Plan. Discussion took place about the downtown concept drawings previously approved to incorporate into the master plan, clarifying that Mr. Fisher does not have electronic drawings. Discussion took place about encouraging sidewalk and on-street parking. Members reviewed the AIA concepts and Bill Fisher will review current concepts and summarize points to consider for the next meeting. Discussion took place about the entire downtown corridor being retail.

Public Comment - None.

Next Meeting (January 17) and Future Items. A gathering of all Board/Commissions was brought up.

Adjourn. MOTION (Fisher, Bruce) to adjourn at 6:16 pm. Motion passed.

Minutes by: Dawn Collins, Town Clerk