



PLANNING COMMISSION

Wednesday, June 18, 2025 at 5:00 PM

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

MINUTES

Call to Order. Vice Chair Lindsey Zapalac called the meeting to order at 5:02 pm.

Roll Call. Present: Commissioners Andre Bergeron, Herb Tomitsch, Matt Stephen, Lindsey Zapalac, Bill Fisher, Mike Beeson. Excused: Charlie Ihlenfeld.

Pledge of Allegiance

Vice Chair Zapalac reviewed the rules for public comment.

Approval of Minutes

1. Minutes from June 3 Meeting. MOTION (Fisher, Beeson) to approve the minute as presented. Motion passed 6-0.

Public Hearing

2. Application for Minor Resubdivision/Replat of Largo Terrace, Poco Ave -- Requested to Continue until October 2025. MOTION (Fisher, Stephen) to continue until October 15. Motion passed 6-0.

3. Applications for Zoning Planned Development (PD) Plan, Subdivision Sketch Plan, and Annexation - Monument Ridge West LLC - Requested to Continue Hearing until July 16, 2025. Vice Chair Zapalac explained the modified request to continue the hearing until the August meeting. MOTION (Beeson, Tomitsch) to continue until August 20. Motion passed 6-0.

Business Items

4. Presentation of Etherium Lighting. Mr. Steve DeSeve presented information on lighting alternative to support dark sky. He reviewed the alternate lighting available, in color and lumen. He referenced the town lighting code in section 14.20 and suggested that both Monument and Palmer Lake, at the highest elevation, consider a joint effort to amend the lighting regulations. After sharing sample lighting, discussion ensued about developers getting the illumination level needed with a warm color. Discussion took place about altering the lumens and using glare shield. Mr. Dennis Stern commented that the image of Bucees provided was not Johnstown and Mr. DeSeve agreed, stating that it was a facility in Georgia. Ms. Cyndee Henson stated with more development coming she thought it was an important time to consider lighting code to protect the dark sky. Ms. Leanne Pape inquired about the town's exterior lighting code. It was confirmed as section 14.20. Daren Fike provided a

handout of the town exterior lighting code and referenced the current standards for the Johnstown Bucees. Commissioner Bergeron stated that lighting is a high priority to the Commission. Ms. Rebecca Duke asked what could be done about existing lighting issues. She inquired how we can coordinate with another community to reduce the level of light. Commissioner Bergeron referenced CORE regulations for streetlights and the height of poles. Trustee Caves suggested reaching out to CORE Coop to discuss a plan for future change and improvement to the lighting regulations.

Public Comment – none.

Next Meeting (7/1 workshop; 7/7 workshop; 7/16 meeting) and Future Items

Adjourn. MOTION to adjourn at 5:54 pm to move into the workshop to review Articles 1-4. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk