



PLANNING COMMISSION

Wednesday, March 19, 2025 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 5:03 pm.

Roll Call. Present: Commissioners Andre Bergeron, Mike Beeson, Herb Tomitsch, Matt Stephen, Bill Fisher, Lindsey Zapalac, and Charlie Ihlenfeld. Others present: Trustee Tim Caves, Administrator Dawn Collins.

Pledge of Allegiance

Approval of Minutes

1. Minutes from February 19, 2025 Meeting. MOTION (Fisher, Stephen) to approve the minutes as presented. Motion passed 7-0.

Public Hearing

2. Application for Replat/Resubdivision of Largo Terrace - Poco Ave (Applicant) -- *applicant request to continue until April*. MOTION (Ihlenfeld, Beeson) to continue to the hearing until April 16. Motion passed 7-0.

Business Items

3. Sign Application (3) - RAD Extracts, 870 Commercial Ln.
4. Sign Permit Application - Three Farm Girls Local Artisan Shop & Eatery, 292 Hwy 105.

Neither applicant was present, and Administrator Collins will contact the business owners. Members identified that a site plan was needed for both applications, and additional detail was requested for the sign for Three Farm Girls. The applications will be forwarded to the April meeting.

5. Administer Oath of Office. Administrator Collins administered the oath of office to all members.
6. Explanation of Community Master Plan, Three Mile Plan, and Planning Commission Authority. Administrator Collins reviewed the authority of Planning Commission members and reviewed for clarification the prior approval of the Three Mile Plan map and Future Land Use Map.
7. Update on Land Use Critical Issues (CMI). The status of the land use code rewrite was discussed. Collins will forward all members the packet of Articles 1 and 2 for review and future virtual workshop to address questions with Community Matters Institute.

Public Comment – none.

Next Meeting (April 16) and Future Items. Chair Ihlenfeld reminded members of the potluck gathering of town officials on April 1.

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

Minutes by: Dawn A. Collins, Town Administrator/Clerk