



PLANNING COMMISSION

Wednesday, August 21, 2024 at 5:00 PM

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

LIVE STREAM available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Call to Order

Roll Call

Approval of Minutes

1. Minutes from July 17, 2024

Business Items

2. Sign Permit Application - SecurCare #1 (Hwy 105)

3. Sign Permit Application - SecurCare #2 (Hwy 105)

Public Comment - *This time is reserved for the public to speak to items not on the agenda. Individuals must state name and limit comments to (3) minutes unless extended.*

Next Meeting (9/18) and Future Items

Adjourn to Workshop

Review/Discussion of Revised Draft of Zoning Code and Worksheet

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

Notice

Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



PLANNING COMMISSION

Wednesday, July 17, 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 5:03 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 June 19, 2024 Meeting. MOTION (Bruce, Hutson) to approve the minutes as presented. Motion passed 7-0.

Public Hearing

2. Application for Conditional Use - Landscape Yard in C2 Zone, Greater Grounds. Collins provided review of the activity with Greater Grounds, the applicant's absence, and the change from the applicant to not pursue retail sales at this time. No person spoke for or against the use. Chair Ihlenfeld closed the hearing.

Business Items

3. Recommendation on Conditional Use Permit - Landscape Yard in C2 Zone, Greater Grounds. Discussion ensued about violations and moved to various conditions so the business complies with a conditional use. Collins noted that CDOT and Town regulations are required to be met regardless. It was noted that the use does not comply with the Master Plan vision for that part of the Hwy 105 corridor. Discussion took place about the conditions that members previously discussed and would like to see for a landscape yard in a C2 zone. Members returned to the prior list, discussing dust control, screening with fencing and trees, and limiting the conditional use to this applicant and business only. MOTION (Hutson, Zapalac) to recommend approval of the conditional use for a landscape yard in a C2 zone with the following conditions – dust control as presented by the applicant with a dedicated pick up mounted water truck as needed and applying Dust R/X Hydro as needed; screening to be completed within 90 days of the effective date of the conditional use permit and will include an 8 ft opaque fence (not wildlife) at the north and east lot lines and evergreens outside the fence - minimum of 4 ft high at 20 ft on center at the north and east lot lines; any dumpster/other storage must remain behind the screening; no retail sales activity; all required CDOT, town regulations met; limited to this business owner and business, Greater Grounds. Motion passed 7-0.

4. Review/Discussion of Draft Subdivision Code. Review of the memo from CMI took place. Discussion about tract housing took place. No change made to the definition. Reference and discussion

of item 5 on page 2 took place and members agreed with Option 2 preferred. This change will be communicated to CMI for the final version.

5. Recommendation on Draft Subdivision Code. MOTION (Fisher, Hutson) to recommend the Board approve the revised subdivision code with one amendment and clean up for ordinance format. Motion passed 7-0.

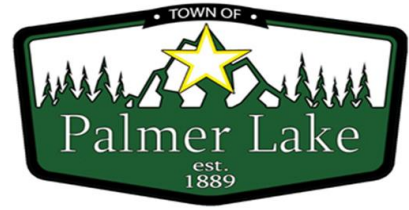
Public Comment. None

Next meeting (August 21, 2024) and Future Items. Collins mentioned that CMI will move to review the zoning code and that members can expect a worksheet and the same review format will be followed.

Member Susan Miner provided a report of the Advisory Committee presentation of the Elephant Rock vision options to the Board on 7/10.

Adjourn. MOTION (Miner, Bruce) to adjourn at 7:42 pm. Motion passed.

Minutes by: Dawn A. Collins, Town Clerk



Item 2.

**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: August 2024	ITEM NO.	SUBJECT: Consider (2) Sign Applications for SecureCare
Presented by: Town Administrator /Clerk		

Background

Subsequent to noticing SecureCare to remove the “temporary” signs, the manager messaged to inform the town that the existing signs are not temporary. Note the email message enclosed.

Recommended Action

Consider the additional two permanent signs for SecureCare as described.

Dawn Collins

From: 0614 SecurCare <0614@nsabrand.com>
Sent: Tuesday, August 13, 2024 11:33 AM
To: Dawn Collins
Cc: Charles Edelson
Subject: Re: ph msg: Pere Wickes, SecureCare Storage

-----**WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.**-----

Hi Dawn,

There are no what I would consider "temporary signs".

About 2 years ago, we covered the previous owner's signs attached to the buildings facing 105. They are plywood signs attached to the buildings. If we removes removed our signs, it would show the previous owner's identification. If we had to remove their plywood signs that have been there for years (decades?) we would have to repaint the 4' x 8' sign area on the building, and have no signs facing the highway.

I think the issue is "temporary". Since they have been there for years, and are covering another sign attached to the building the has been there years longer than that, I would consider them permanent. Hence the question, should we have a permit for them?? They have been here longer than we have.

Thanks,

Pere Wickes | Property Manager
 NSA Storage

p | 719-454-7884
 e | 0614@NSAbrands.com

2925 Peak View Blvd.
 Palmer lake, CO 80133



To leave a Review ([Click Here](#))

From: Dawn Collins <dawn@palmer-lake.org>
Sent: Tuesday, August 13, 2024 10:26 AM
To: 0614 SecurCare <0614@nsabrand.com>
Subject: FW: ph msg: Pere Wickes, SecureCare Storage



42 Valley Crescent
 PO Box 208
 Palmer Lake, CO 80133
 Phone: (719) 481-2953
 Fax: (719) 488-9305
 www.townofpalmerlake.com

#1

Item 2.

TOWN OFFICE USE ONLY

Date Received: 8/14/24 By: TCM
 Payment #: CC Fee: \$ 100.00

Approved By: _____
 Denied Date: _____

TOWN OF PALMER LAKE SIGN PERMIT APPLICATION

The following application is pursuant to Municipal Code Chapter 14.50 and must be completed for all types of signage in the Town of Palmer Lake. The application fee is \$100.00, which includes a nonrefundable \$15.00 fee for application processing, regardless of approval, denial, or applicant withdrawal.

The following documents must be submitted for this application to be considered:

- Completed Sign Permit Application
- Applicable fees
- Sketch of sign, including colors, dimensions, wording, and specific location of sign

This application and all required associated documents shall be submitted to the Town of Palmer Lake prior to scheduling before the Planning Commission. The Planning Commission meets monthly on the third Wednesday. Submission of application does not guarantee approval.

Note: A minimum of 10 days is required to process this application.

APPLICANT/BUSINESS OWNER INFORMATION

Business Name/Owner: SECURCARE SELF STORAGE

Phone: 719-454-7884 Email: 0614@NSABRANDS.COM

Street Address: 2925 PEAKVIEW BLVD City: PALMER LAKE State: CO Zip: 80133

Legal Address: Lot(s): _____ Block: _____ Subdivision: _____

Mailing Address (if different than physical location): Po Box 828

City: MONUMENT State: CO Zip: 80132

Applicant Name (if other than owner): PERE WICKES

Phone: 303-618-8245 Email: PEREW1@GMAIL.COM

Street Address: 2925 PEAKVIEW BLVD City: MONUMENT State: CO Zip: 80132

SIGN & FEE INFORMATION

The fee for this application is \$100.00. If requesting more than one sign, a separate application must be completed for each sign.

A sketch of the intended sign, including colors, dimensions, and location of the building or structure to which the sign will be attached, must be included with this application.

TYPE OF SIGN (check all that apply):

- Double-Faced
- Free-Standing
- Multi-Faced
- Projecting
- Single-Faced
- Wall-Mounted

SIGN CATEGORY (check all that apply):

- Business
- Comprehensive Sign Plan
- Directory Sign
- Marquee
- Master Plan
- PUD Sign
- Temporary Sign
- Other: _____

Sign Wording: SECURCARE SELF STORAGE - SECURCARE.COM

Specific Location of Sign: OUTSIDE WALL ON BUILDING M FACING 105

Dimensions of Sign: L _____ x W 8' x H 4' Dimensions of Sign Structure: L _____ x W 8' x H 4'

Colors: RED, BLACK + WHITE Materials: VINYL OVER PLYWOOD

Will sign be illuminated? Yes No If yes, describe: _____

How will the sign be mounted/affixed? BOLTED + SCREWED TO BUILDING

THIS APPLICATION HAS BEEN EXAMINED AND COMPLETED BY ME. ALL OF THE INFORMATION COMPLETED IN THIS APPLICATION AND ALL ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I AM AWARE OF AND FULLY UNDERSTAND THE TOWN OF PALMER LAKE REGULATIONS.

Pere C Wickes

Signature

PERE C WICKES

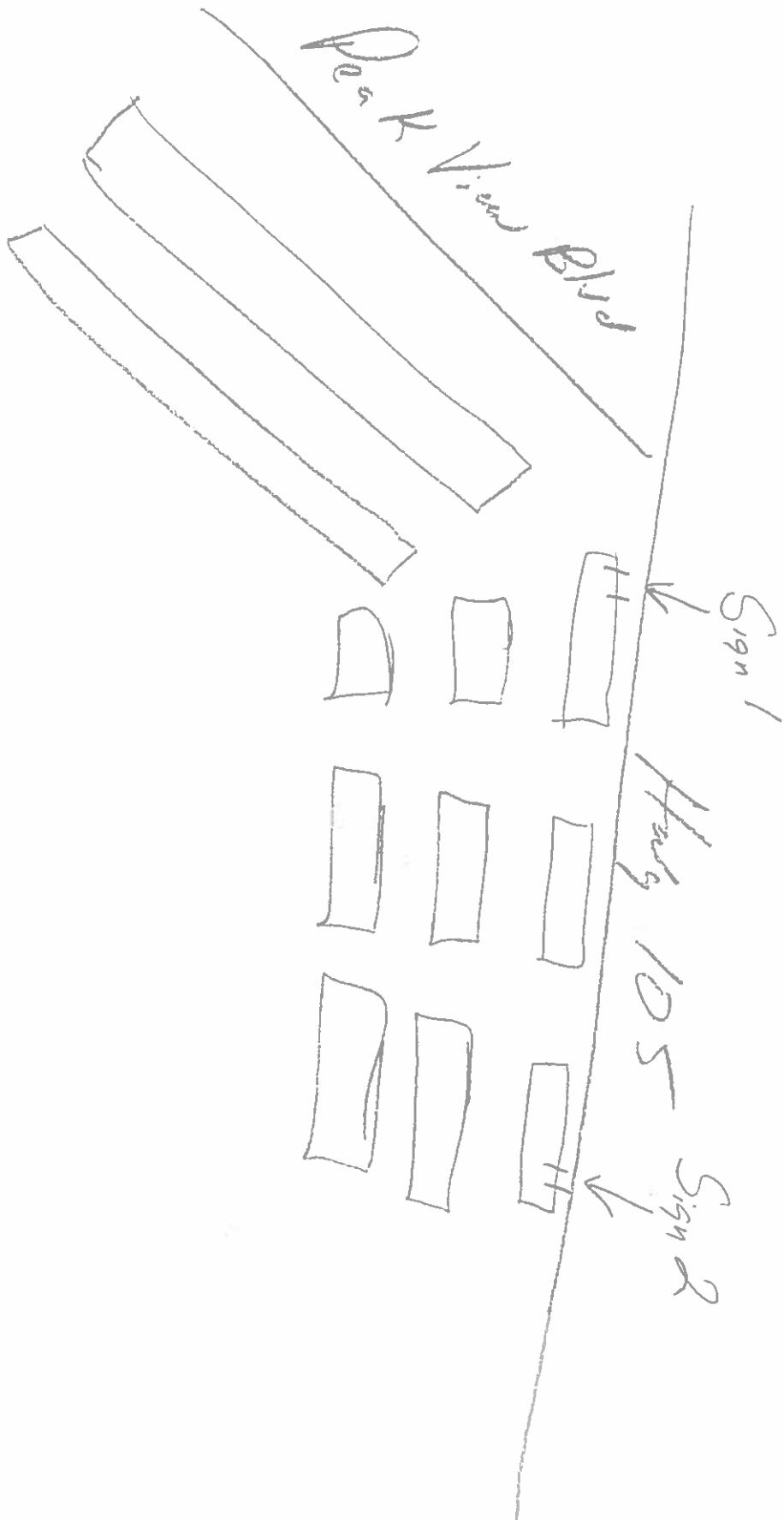
Printed Name

8/15/24

Date

TOWN OFFICE USE ONLY
Scheduled PC meeting date: _____





Both signs

SecurCare
Self Storage
Securcare.com

#2

Item 3.



42 Valley Crescent
PO Box 208
Palmer Lake, CO 80133
Phone: (719) 481-2953
Fax: (719) 488-9305
www.townofpalmerlake.com

TOWN OFFICE USE ONLY	
Date Received: <u>8/14/24</u>	By: <u>Toni</u>
Payment #: <u>\$10000</u>	Fee: <u>\$00</u>
<input type="checkbox"/> Approved	By: _____
<input type="checkbox"/> Denied	Date: _____

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Legal Address: Lot(s): _____ Block: _____ Subdivision: _____

Mailing Address (if different than physical location): PO Box 2423

City: MONUMENT State: CO Zip: 80132

Applicant Name (if other than owner): PERE WICKES - PROPERTY MGR

Phone: 303-618-8245 Email: PEREW1@GMAIL.COM

Street Address: 2925 PEAKVIEW BLVD City: MONUMENT State: CO Zip: 80132

SIGN & FEE INFORMATION

The fee for this application is \$100.00. If requesting more than one sign, a separate application must be completed for each sign.

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TYPE OF SIGN (check all that apply):

- Double-Faced Free-Standing Multi-Faced
- Projecting Single-Faced Wall-Mounted

SIGN CATEGORY (check all that apply):

- Business Comprehensive Sign Plan Directory Sign
- Marquee Master Plan PUD Sign
- Temporary Sign Other: _____

Sign Wording: SECUR CARE SELF STORAGE - SECURCARE.COM

Specific Location of Sign: ON BUILDING K

Dimensions of Sign: L _____ x W 8' x H 4' Dimensions of Sign Structure: L _____ x W 8' x H 4'

Colors: RED, BLACK, WHITE Materials: VINYL OVER PLYWOOD

Will sign be illuminated? Yes No If yes, describe: LIGHTING OVER SIGN

How will the sign be mounted/affixed? BOLTED/SCREWED TO BUILDING

THIS APPLICATION HAS BEEN EXAMINED AND COMPLETED BY ME. ALL OF THE INFORMATION COMPLETED IN THIS APPLICATION AND ALL ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I AM AWARE OF AND FULLY UNDERSTAND THE TOWN OF PALMER LAKE REGULATIONS.

Pere C Wickes

PERE C WICKES

6/15/24

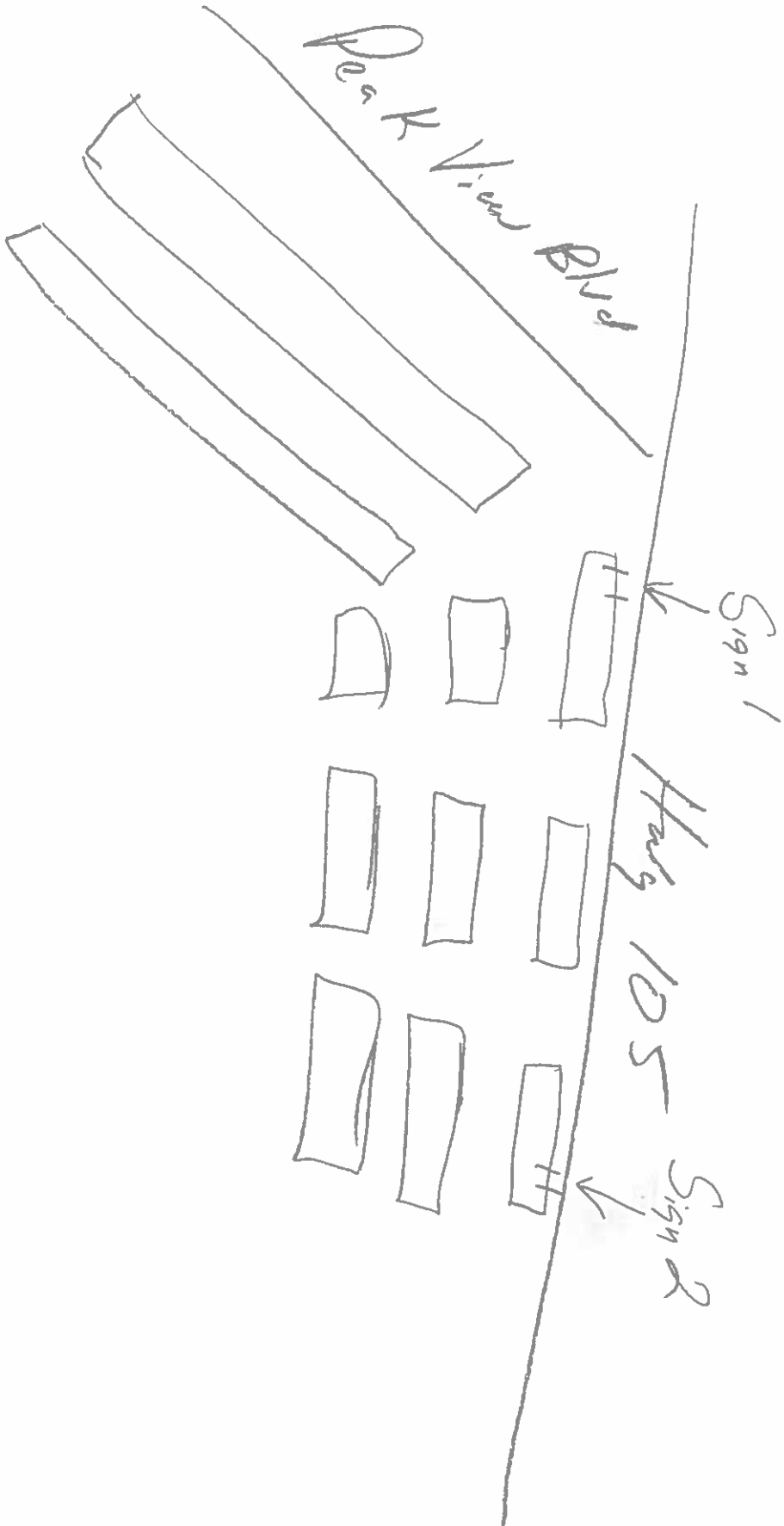
Signature

Printed Name

Date

TOWN OFFICE USE ONLY
Scheduled PC meeting date: _____





Both signs

SecurCare
Self Storage
Securcare.com

Colorado.gov

PayPort Online Service

Order ID Search Results

Welcome! tvega ||

Order Info

Order Status	Captured
Order ID	233855216
Order Date	08/14/2024 10:47:32 AM
Payment Method	CREDIT CARD
Cashier Name	Online
Service Code	palmer-gen-pp-0nl

Customer Info

Name	Charles Edelman
Phone Number	9795745451
Email Address	cedelman@nsabrands.com
Address	4815 BOARDWALK DR FORT COLLINS , CO 80525

Purchase Info

10-10-4331

Permit Type	Property Address/Cross-streets	Item Description	Item Amount
Land Use	Peak view and Hwy 105	Land Use or Street Cut Permit	\$200.00

Totals Info

Total Item Amount	\$200.00
Fee Amount	\$5.27
Total Order Amount	\$205.27