



**RECORD OF PROCEEDINGS
Board of Adjustments
Tuesday, January 5, 2021
Palmer Lake Town Hall, 28 Valley Crescent
Palmer Lake, Colorado**

Members Present:

Chair - Kurt Ehrhardt; Member - Ed Kinney; Member - Charles Ihlenfeld; Member - Mike Richards

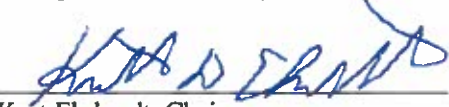
1. Call to Order. The meeting was held for a fourth member to arrive for a quorum. Chair Ehrhardt called the meeting to order at 5:25 PM.

2. Approval of Minutes. MOTION (Kinney, Richards) to approve the July 15, 2020 minutes. Motion passed.

3. Application for Variance – 348 Park (Rear Yard Setback). Property owner and applicant Menter were present to request the setback for the construction of a garage to be modified to 11 feet from the exposed sewer line. Discussion took place about the sequence of events from start of construction. The sewer line runs nearly along the property line where the setback is required. The applicant, staff and sanitation met on-site to confirm the 11 feet from the located sewer line, providing for nearly 12 feet from the property line, a variance of roughly 13 feet of the required 25 feet. MOTION (Richards, Kinney) to approve the request for the variance as presented, requiring any overhang of the structure to be 11 feet from the sewer line. There was no objection from the public. Vote taken – 4-0 to approve the request. Motion passed.

4. Board Business – Establish Meeting Time and Appointments. Discussion took place to re-establish a regular day and time to meet as needed. Member Bob Miner arrived at the meeting. It was decided unanimously to move the start time to 6:00 PM on the first Tuesday of each month as needed. Discussion also took place about appointments, to re-establish the staggered two-year terms. Collins reviewed the proposed appointments to go to the Board of Trustees for approval, and invited members to direct interested individuals to the town website to complete the application for appointment in order to fill the vacant alternate seat for the Board. The town code relating to the Board of Adjustment structure and powers were reviewed. Collins will send a copy to all members and invite Attorney Krob to review the authority of the Board at a future meeting, along with the election of Chair and Vice Chair.

5. Adjourn. MOTION (Ihlenfeld, Richards) to adjourn at 6 PM. Motion passed.


Kurt Ehrhardt, Chair


Dawn A. Collins, Town Clerk