



Town of Palmer Lake
Minutes of the Planning Commission
June 17, 2020 @ 6:00 PM
28 Valley Crescent, Town Hall, Palmer Lake CO

Planning Commission members present:

Chairman Dave Cooper
Commissioner Mark Bruce
Commissioner Samantha Padgett
Commissioner Charles Ihlenfeld
Commissioner Bill Fisher
Commissioner Vic Brown
Commissioner (vacant)

Agenda:

1. Call to Order

Chairman Cooper called the meeting to order at 6:00 PM.

2. Approval of Minutes – May 20, 2020

MOTION (Bruce, Ihlenfeld) to APPROVE the minutes of May 20, 2020. Motion PASSED UNANIMOUSLY.

3. Street Vacation (John Kerr) at 579 County Line Road

Mr. Kerr explained the purpose of the vacation of the portion of property to move new septic into the right of way. Manager Radosevich also informed the members that this vacation cleans up some of the property along County Line Road. MOTION (Bruce, Fisher) to recommend approval of the vacation and the sale of the portion of property as presented in the exhibit. Motion PASSED UNANIMOUSLY.

4. Business License and Sign for Greater Grounds Landscaping (Tenant)

Ms. Whitely explained the request for the overhead sign for tenant office space at 630 Hwy 105. Discussion ensued about vehicles parked on the lot. The property owner stated that five trucks have been allowed to park on his property for approximately two years, and the vehicles are screened by a wall, as previously directed by the Town. Review took place of the proposed sign. MOTION (Padgett, Ihlenfeld) to APPROVE the sign as presented for Greater Grounds Landscaping. Motion PASSED UNANIMOUSLY.

5. Sign for Designer Signs and Banners at 605 County Line Road

The framework for six tenant signs on the back side of 605 County Line Road were reviewed. MOTION (Ihlenfeld, Padgett) to APPROVE the sign design as presented. Motion PASSED UNANIMOUSLY.



The members took up the electronic sign item, as part of the Comprehensive Plan. Trustee Havenar addressed the Commission relating to the location of the donated electronic signage board that the Town Board approved. Photographs were provided of the location adjacent to the Post Office. Discussion took place about how that location was determined, as well as the features of the sign - illumination was reviewed, including dimming, color choices of the LED lighting, and establishing rules relating to the sign content. The Parks Commission will be charged with establishing content rules as a policy. Because the sign code currently prohibits illuminated signs, the code will need to be amended to allow this particular sign accepted by the Town Board. MOTION (Bruce, Fisher) to accept the proposed location of the sign as designated by the Parks and Board members. Motion PASSED UNANIMOUSLY. MOTION (Bruce, Ihlenfeld) to refer the amendment of code language to staff, to allow for this particular illuminated sign, to come back for review and recommendation. Roll call – aye (4); nay (2 – Cooper, Fisher). Motion PASSED.

6. Parks Commission Trailhead Parking

Commissioner Padgett stated, for the record, that she is disappointed in the manner in which parking has been addressed by the Town, specifically for the downtown restaurant area.

Parks Commissioner Wiecks provided a review of the Glen area parking, the drives in/out of the area and lots to be further developed and defined. A review of opening up the downtown area behind the ballpark was additionally provided.

7. Comprehensive Plan Update

Trustee Miner provided an update of the kickoff meeting for the “Master Plan Team” and the citizen groups formed, the categories of the Master Plan (Comp Plan) that will be reviewed, the districts the town is divided into, and the work flow and tools communicated for bringing information back to the Planning Commission.

8. Adjourn

MOTION (Bruce, Brown) to adjourn at 9:16 PM. Motion PASSED UNANIMOUSLY.


Chairman – David Cooper


Town Clerk – Dawn A. Collins

7/16/2020
Date