



Town of Palmer Lake
Minutes of the Planning Commission

October 21, 2020 @ 6:00 PM
28 Valley Crescent, Town Hall, Palmer Lake CO

Planning Commission members present:

Chairman Dave Cooper
Commissioner Bill Fisher
Commissioner Amy Hutson

Commissioner Charles Ihlenfeld
Commissioner Vic Brown

Excused: *Commissioner Mark Bruce*

Commissioner Samantha Padgett

1. **Call to Order.** Chairman Cooper called the meeting to order at 6:00 PM. New Deputy Town Clerk Julia Stambaugh was introduced to the members.
2. **Approval of Minutes from September 16, 2020.** MOTION (Ihlenfeld, Fisher) to approve the minutes. Motion PASSED.
3. **Application for Vacation and Replat – Hermosa Creek (93 Hermosa Ave).** Mr. Jerry Hannigan was in attendance to represent the property owner (Stern). He provided the background to one parcel being requested to divide into three to build two additional single-family homes on – one with access from Virginia and two with access from Hermosa. He mentioned the easement for water line and other utilities at the end of Hermosa. Cooper stated he liked the plan but believed that the end of Hermosa was originally agreed and planned to be a cul de sac, although former Town staff did not follow through with it getting developed. He stated that he had concern of water tap availability and the access for safety services without a reasonable turnaround at Hermosa. Discussion took place about options for a turn around on Hermosa. Laura McQuire (property owner) stated they have two of the three taps secured for building. Further discussion ensued about Fire Department access for safety purpose. Staff stated a review of access can take place with the Fire Chief in the next week. MOTION (Ihlenfeld, Hutson) to recommend the Board APPROVE the replat with a letter of approval from the Fire Chief addressing needs for Fire apparatus to maneuver on Hermosa Avenue prior to future building on Lot 1 or 2. Motion PASSED.
4. **Update from Master Plan Team – Neighborhood Meetings.** Trustee Susan Miner and Karen Stuth provided an update from the neighborhood meetings with the eastern portion of the Town. Approximately 300 flyers were distributed; however, they encountered a small turnout of less than 15 attendees to the meetings that were offered. Qualitative data was reviewed. The following six core areas were explained – infrastructure, parks and open space, public safety, traffic and roads, economic development and urban planning. The next neighborhood meetings will be for the area referred to as “Old Town” with meeting dates to be announced and posted.



5. Next Meeting (November 18) and Future Items.

6. Adjourn. MOTION (Ihlenfeld, Fisher) to adjourn at 7:48 PM. Motion PASSED.


Chairman – David Cooper


Attest: Town Clerk – Dawn A. Collins

Date: 12/16