Town of Palmer Lake
Minutes of the Planning Commission
December 16, 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
Vacant
Commissioner Charles Ihlenfeld
Commissioner Vic Brown
Commissioner Mark Bruce

1. **Call to Order.** Chairman Cooper called the meeting to order at 6:02 PM.

2. **Approval of Minutes from October 21, 2020.** MOTION (Fisher, Brown) to approve the minutes. Motion PASSED.

3. **Application for Conditional Use.** Property owner Mr. Bruno Furrer (Diacut) presented a proposed structure for a lease business on his property for wholesale hay and feed trucking out delivery with little on-site traffic. The proposal included two options for structures – two buildings or one large building. The tenant prefers the two-building option. Discussion took place about the access from 105, the aesthetics of the building structure, and Chair Cooper noted that compliance responsibility ultimately lies with the property owner, not the tenant. Kurt Ehrhart shared some background to the area and zoning and suggested the area immediately adjacent to Hwy 105 remain retail with a *pretty* front. Susan Miner quoted from the existing Master/Comp Plan of the area and the desire that it be mostly retail. Currently, she stated the area is not representative of what is wanted for the entrance to Palmer Lake. Gary Atkins offered his opinion that the area does not have the appearance desired and believes it will be better suited for retail. Gary spoke to the boundaries of the property, the run-off, sanitation, and whether fencing or screening should be addressed. Discussion took place about access, specifically the use of "Hwy Lane" and alternatively using Commercial Lane from the back of the property. Staff suggested that the applicant and tenant meet again to address the concerns raised. MOTION (Fisher, Bruce) to continue this item to the January meeting and refer the applicant to further address the appearance of the structure, development of land including parking, access, landscaping, and the utilities, and to review with staff. Motion PASSED.

4. **Application for Minor Subdivision.** Tyler and Sara Woodward described their intent to subdivide their existing property off South Valley. Discussion of the parcel layout took place and, specifically, the southern property line presented not allowing a proper setback for the existing home. MOTION (Ihlenfeld, Hutson) to accept the subdivision with amendment of the southern property line of lots 12, 13, 14 to be moved 7.5 feet north from the existing structure. Motion PASSED.

5. **Update of Master/Comp Plan.** Susan Miner provided a summary of the progress of the Master Plan Team in 2020 including organization and two neighborhood meetings to gather information. She stated the Team will reconvene in January and she will work on a proposed timeline and provide past meeting notes. Discussion took place about feedback from the various neighborhoods.

6. **Commission Appointments.** Chair Cooper suggested that, in order to stagger terms, he and Vic, as long-standing members (19 years) be assigned a one-year term, along with the vacant seat, and assign the other four members to the two years. Consensus was to move forward with stated terms and Collins will draft for the appointment(s) by the Board in January. Interviews to fill vacant seats will be forthcoming.

7. **Next Meeting (January 20) and Future Items.** Charlie requested a future discussion about possibly increasing the size of lots from the current density of 5000 sq ft.

8. **Adjourn.** MOTION (Ihlenfeld) to adjourn at 8:17 PM. Motion PASSED.

David Cooper, Chair

ATTEST: Dawn A. Collins, Town Clerk