Town of Palmer Lake
Minutes of the Planning Commission
January 20, 2021 at 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 6:00 PM.

2. **Approval of Minutes from December 16, 2020.** MOTION (Bruce, Ihlenfeld) to approve the minutes. Motion PASSED.

3. **Application for Conditional Use**. Property owner Mr. Bruno Furrer (Diacut) reviewed the modifications for the criteria reviewed at the first hearing, including the unacceptable route from Commercial Lane. Members and applicant discussed the reasons to access the property from Commercial vs Hwy 105 and applicant continued to disagree. Business owner, Loren Burlage, reviewed the details of the structures including lighting, overhead doors and the particular position of the structures for southern exposure. Landscaping was discussed and the applicant stated there is no intention to improve the landscape but to maintain it as is. Bruce inquired about the appearance of the buildings and applicants provided example of wrapping the front with stone like material. Fisher inquired about parking and applicant responded there may be one or two trucks present at a time as the drop off and pick up of material will be by appointment. Loren Burlage provided background to his distribution business of hay and feed. Chair Cooper asked if there was public input to this item. Bill Dandino inquired about payment of sales tax to the Town and, with a large roof area, asked about drainage for excess run-off. Staff noted that the building permit process includes review of necessary drainage. Susan Miner addressed sales tax and, being agricultural products, it is non-taxed item. Kurt Ehrhardt discussed the original intention of Commercial Lane for this type of use. Discussion took place with members about movability for large trucks. Fisher inquired about the Comprehensive Plan recommendations for the area. Susan Miner read from the existing Comp Plan – noting preferred retail at the location and less industrial image. Eric Sepp stated that providing these products in town is important and being provided by a trusted individual of the town. Fisher stated that he is not in favor as the applicant is unwilling to do site development and does not fully meet the criteria of the conditional use application. Burlage responded that he will maintain the property as it is. Discussion took place among members to develop an appropriate motion that includes various conditions relating to access and appearance. MOTION (Ihlenfeld, Hutson) to recommend the Town Board grant a conditional use for Diacut to allow a hay storage business for possible future retail activity with the following

conditions - approved access across town property from Hwy 105, front façade to be added, maintain an aesthetic appearance from Hwy 105. Vote – 5 aye; 1 nay (Fisher). Motion PASSED.

4. **Application for Vacation and Replat – E-Rock (Westward).** Kurt Ehrhardt described the replat requested for property between Westward and Meadow, including description of the entrance to a subdivision and plans to build a small home Lot 1. A private public easement of 2.5 acres was described and the activity with FEMA to remove property from the floodway. Collins suggested the Chair hold this item in order to explore a master plan of the area as the applicant continued describing. Ehrhardt disagreed about a master plan and reviewed plans for the private development online (satellite view). MOTION (Fisher, Ihlenfeld) to continue the item pending determination from staff whether a master plan is necessary. Motion PASSED.

5. **Application for Sign Permit – Big Mission Automotive.** Mr. Steve Smith provided background on the business and described the sign post and panel design as presented. Staff also supported the location of the sign on the property. MOTION (Fisher, Bruce) to approve the sign as submitted. Motion PASSED.

6. **Update on Timeline for Master/Comp Plan.** Susan Miner reviewed the completed items and the upcoming meetings, including a proposed timeline for the Master/Comp Plan progress. Neighborhood meetings will continue by remote (virtual) access.

Kurt Ehrhardt asked the Commission if any members had interest to join him, along with others, to explore the concept of building a town community center near the existing art center.

7. **Discussion to Increase Density of Lot Size for Zoning.** Chair Cooper suggested that members review the zoning code to revisit the discussion to possibly increase density of particular residential zoning. Eric Sepp asked the members to use caution, as developers may have plans based on the current zoning and Cooper stated the discussion is not to infringe on right of property owners in the midst of current development.

8. **Next Meeting (February 17) and Future Items.** Cooper explained the hold on new appointments while applications are open to the public. The discussion of nominating a Commission Chair and Vice Chair took place. MOTION (Ihlenfeld, Fisher) to nominate Dave Cooper to continue as Chairperson. Motion PASSED. MOTION (Bruce, Fisher) to nominate Charlie Ihlenfeld to continue as Vice Chair. Motion PASSED.

9. **Adjourn.** MOTION (Ihlenfeld, Fisher) to adjourn at 8:50 PM. Motion PASSED.

David Cooper, Chair

ATTEST: Dawn A. Collins, Town Clerk