



Town of Palmer Lake
Minutes of the Planning Commission
February 17, 2021 at 6:00 PM
28 Valley Crescent, Town Hall, Palmer Lake CO

Planning Commission members present:

Chairman Dave Cooper
Commissioner Bill Fisher
Commissioner Mark Bruce
Vacant

Commissioner Charles Ihlenfeld
Commissioner Amy Hutson

Excused: Commissioner Vic Brown

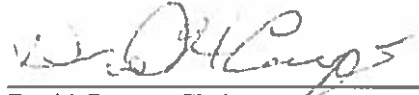
- 1. Call to Order.** Chairman Cooper called the meeting to order at 6:02 PM.
- 2. Approval of Minutes from December 16, 2020.** MOTION (Ihlenfeld, Bruce) to approve the minutes. Motion PASSED.
- 3. Review of Applicants to Fill Vacancy.** Mr. Kevin Dreher presented his qualifications to serve on the Planning Commission. Members asked questions. Ms. Shana Ball presented her qualifications to serve on the Planning Commission. Members asked questions. Chairman Cooper dismissed the applicants to continue with the agenda to get folks home due to the inclement weather.
- 4. Update of Master/Comp Plan.** Susan Miner reported on the third neighborhood meeting, including similar themes to other meetings such as road issues. It was noted that Trustees will be removed from the Master Plan Team email distribution list. Roles of the team are being modified and consultant assistance being explored. Consideration of implementation was raised and it was suggested that a zoning review be conducted by an outside resource.
- 5. Review of Zoning – Specifically Density for Residential.** Discussion began about increasing the residential lot density to 7500 sq ft. Sanitation and water availability was brought up. General discussion ensued about subdivision of parcels. Bob Radosevich provided background and examples of past activity addressing residential zoning. Matt Stephen spoke to the members about conditional use conditions being consistent and written. It was suggested to review the current Comp Plan where areas are not meeting the vision. Discussion took place about legal ramifications to modifying zoning.

Chairman Cooper brought the discussion back to action on a recommendation for the appointment to fill the Planning Commission vacancy. MOTION (Fisher, Bruce) to recommend the appointment of Shana Ball to the Planning Commission. Roll call vote – aye (5); nay (0). Motion PASSED.



6. Next Meeting (March 17).

7. Adjourn. MOTION (Ihlenfeld) to adjourn at 8:00 PM.


David Cooper, Chair

ATTEST: 
Julia Stambaugh, Deputy Town Clerk