

Town of Palmer Lake
Minutes of the Planning Commission

May 19 at 6:00 PM

28 Valley Crescent, Town Hall, Palmer Lake CO

Planning Commission members present:

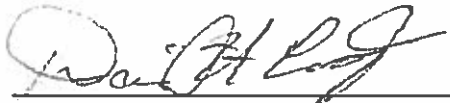
*Chairman Dave Cooper
Commissioner Bill Fisher
Commissioner Amy Hutson
Commissioner Shana Ball*

*Commissioner Charles Ihlenfeld (excused)
Commissioner Vic Brown
Commissioner Mark Bruce*

1. **Call to Order.** Chairman Cooper called the meeting to order at 6:00 PM.
2. **Roll Call.** All members, but Charles Ihlenfeld, were present.
3. **Approval of Minutes from April 21, 2021.** MOTION (Bruce, Hutson) to approve the minutes. Motion PASSED.
4. **Update from Master/Comp Plan Team (Susan Miner).** Ms. Miner gave an update on the neighborhood meetings; Lakeside and Streetscape 105/Parks and Open Space had low attendance but they received good input. The next meeting for the Glen neighborhood has been moved to June 8. The team plans to use banners, yard signs and social media to bring more residents to the meetings. Ms. Miner and Julia Stambaugh met with Debbie Flynn and Madeline Van der Hoek from the Town of Monument Planning Department to discuss zoning and Master Plan processes for the future growth of the area. Ms. Miner also met with Terri Hayes from Tri-Lakes Chamber of Commerce concerning a possible shared survey for a jobs/business survey of the region in the fall. Ms. Miner discussed the topic of a consultant following completion of the survey. She requested that the Planning Commission give direction on moving forward and choosing a consultant. She suggested the town appeal to the residents and their expertise in the field of consulting first, before turning to an outside agency. She also suggested the possibility of an advisory team, combining residents and officials to work with the consultant. Dawn Collins stated she is contacting DOLA about possible grant funding to assist with the cost of a consultant. Ms. Miner proposed that the Planning Commission appoint an advisory team comprised of two Planning Commission members, two Board of Trustees members, two members from the Master/Comp Plan Team, and two residents to represent the town. The process will include public forums for community feedback. An RFP will be drafted based on samples provided to set a scope of work, which would include timelines to keep the project on track. The Team will seek town staff input to the drafted survey and possible dialog on affordable housing in their survey.
5. **Application for Marijuana Licensing Per Municipal Code (850 Commercial, C2 Zone).** Dawn Collins informed the commission of an application to add a marijuana license at this existing establishment. The zoning code allows this use and municipal code limits the premises

location of the licensed establishment(s). There was discussion of the history of the marijuana code and Collins explained the C2 and M1 zones. The Commission indicated there are still concerns about odors and ventilation by these types of businesses. Commissioner Brown is not in favor of the additional license for this business. Mr. Gary Atkins expressed concern about the odors. He stated the neighbors have endured the odors emitted from these types of businesses for 14 years and the businesses have not complied with the odor ordinance since its adoption. Mr. Atkins wanted to ask questions of the business owner; however, they were not in attendance. He also asked how much revenue is received by the town from the marijuana businesses. Mr. Atkins inquired about the costs to regulate these businesses versus the benefit of revenue to the town. Collins explained that code requires a review of the zoning for this application but does not require a public hearing nor applicant to be present. The local licensing authority (Board of Trustees) shall hear and review the application for Alpine Essentials on June 10th.

6. **Distribute Memo Relating to Section 8 Information (Request from 4/21 Meeting).** There was a discussion on the information provided on affordable housing. The discussion included the HUD programs, possible developer input, changing zone usage, and what would be required to build alternative housing, i.e., tiny houses. The Commission recommended inclusion of affordable/alternative housing in the Master Plan/Comp Team's survey. No action was required, the item is information only. Discussion took place about various affordable housing and the possibility of modifying code to allow residents to rent out rooms. The Commission will consider a workshop for further discussion.
7. **Distribute/Review Map and Comparison of Town Residential Zoning.** The Commission discussed the zoning map of the town, specifically development along Highway 105. There was concern of encroachment by other governmental entities. Chair Cooper suggested that annexation be considered as opportunity arises for the benefit of the town.
8. **Next Meeting (June 16) and Future Items.**
9. **Adjourn.** MOTION (Brown, Fischer) to adjourn approximately 8 PM. Motion PASSED.


David Cooper, Chair

ATTEST: 
Julia Stambaugh, Deputy Town Clerk