



PLANNING COMMISSION

Wednesday, June 17, 2026 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order/Roll Call

Meeting called to order at 5:00PM

Present: Bill Fisher, Matt Stephen, Kent Hutson, Katherine Pietsch

Absent: Richard Kuehster, Charlie Ihlenfeld

Pledge of Allegiance

Approval of Minutes

1. Minutes from May 20, 2026

Motion to approve the minutes from May 20, 2026. (Hutson, Stephen) "Aye" Vote. Motion passed unanimously.

Business Items

2. Discussion and Possible Recommendation of Planning Commissioner

Susan Miner formally withdrew her application for Planning Commissioner.

Motion to recommend to the Board of Trustees to appoint Katherine Keeley for Planning Commissioner. (Hutson, Fisher) Roll Call Vote

Accept: Fisher, Stephen, Hutson, Pietsch

Deny:

Motion Passed Unanimously.

3. Discussion and Update on Hayco's Conditional Use Permit

The Commission noted that the conditional use permit that expired on June 1st, 2026 is now in violation. With Town Staff taking steps to enforce compliance through the proper channels

Public Comment

Eric Sepp – urged the advisory board to hold the Board of Trustees accountable for a year-long delay on the "Lake View Estates" project, which was halted at the town's request to pursue a

costly conservation easement. He noted that a promised property tax abatement never arrived, forcing him to pay over \$10,000, and stated he is considering legal counsel to recoup his financial losses under their cost reimbursement agreement.

Susan Miner – Advocated for proactive business outreach, recalling her past practice of conducting monthly visits to welcome new businesses and educate them on sign codes and licensing. She expressed hope that the town will establish a dedicated economic development team to restore this educational presence.

Next Meeting and Future Items

Next meeting is on July 15th, 2026 at 5:00PM

Next Workshop is on June 22nd, 2026 at 4:00PM

The Commission discussed a potential agenda item for the next meeting regarding code enforcement for the Town's sign code.

Commissioner Pietsch requested a joint workshop or joint meeting with the Parks Commission to discuss Elephant Rock.

Interim Town Administrator Smith provided an update on the current status of Elephant Rock.

Adjourn

Motion to adjourn. (Hutson, Fisher) "Aye" Vote. Motion passed unanimously.

Meeting adjourned at 6:03PM